

EXECUTIVE PARK

1728 N. TOPPING AVENUE
KANSAS CITY, MISSOURI 64120

INDUSTRIAL FOR LEASE WITH DRIVE-IN AND DOCK-HIGH LOADING | 12,133± SF AVAILABLE (DIVISIBLE)

PROPERTY FEATURES

- Five dock-high doors (8' W x 10' H)
- Two 10' x 10' drive-in doors
- 18' – 20' clear height
- 24' (N-S) x 50' (E-W) column spacing
- T-5 lighting
- Heavy sprinkler density (.65/2,500)
- 425 amps, 480 volt, 3 phase power
 - ❑ **225 amps in 7,333 SF suite**
 - ❑ **200 amps in 4,800 SF suite**
- Excellent access to I-35, and Highway I-435



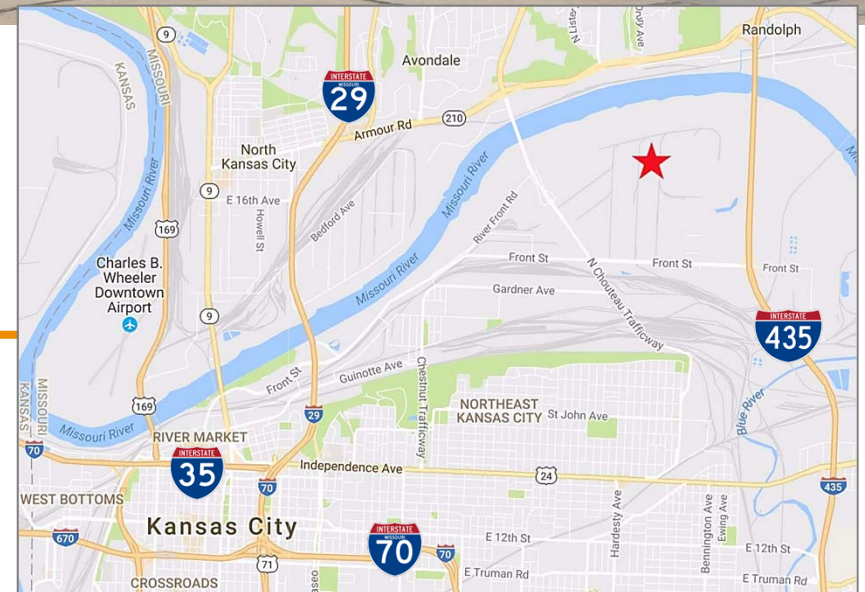
ADDITIONAL INFO

PREMISES	12,133± SF with 580± to 1,000± SF of office space (see attached plan) Divisible to 4,800± SF and 7,333± SF
LEASE RATE	\$4.95 PSF Net \$.65 PSF Taxes, \$.08 Insurance, \$.47 CAM (estimate)

For more information, please contact:

MICHAEL WATSON
Principal, Industrial Brokerage
816.936.8533 direct
mwatson@kessingerhunter.com

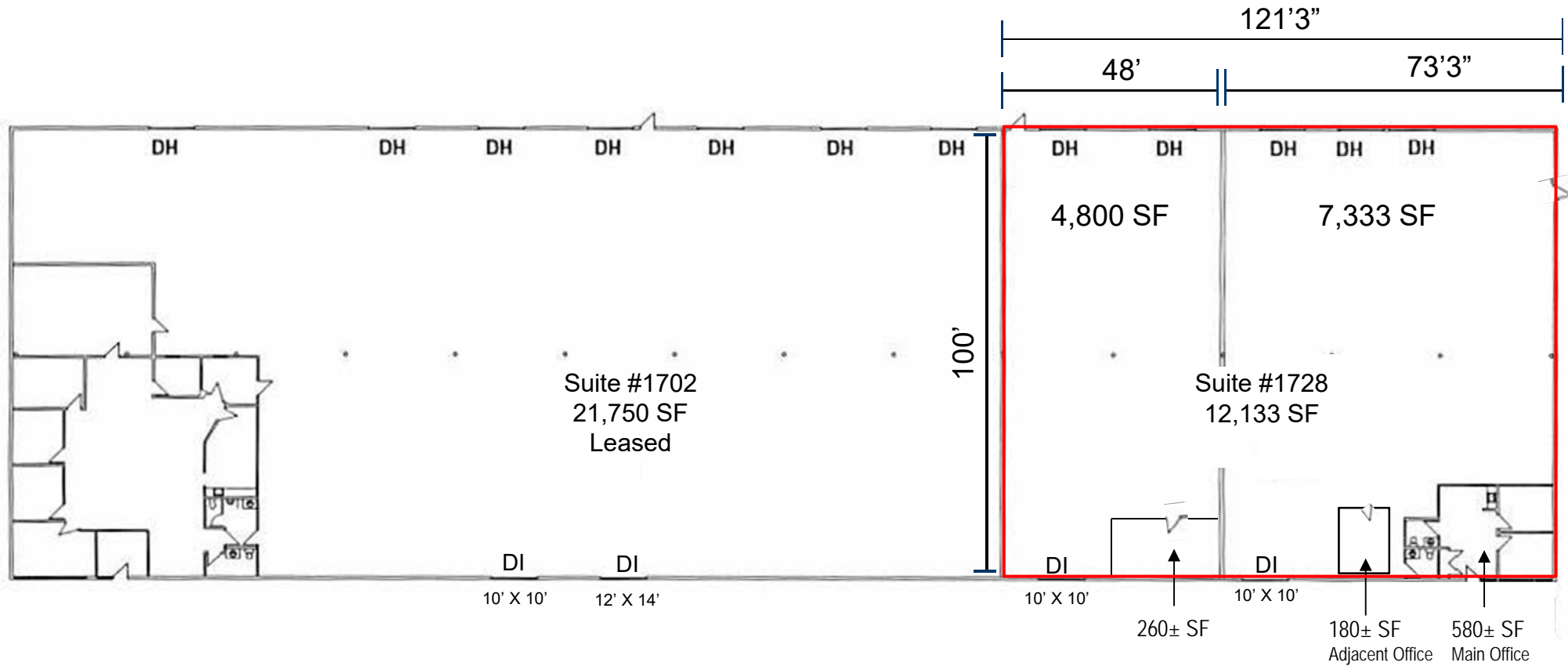
KESSINGER/HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
816.842.2690
www.kessingerhunter.com



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