

# EXECUTIVE PARK

1840 - 1846 N. TOPPING AVENUE  
KANSAS CITY, MISSOURI 64120

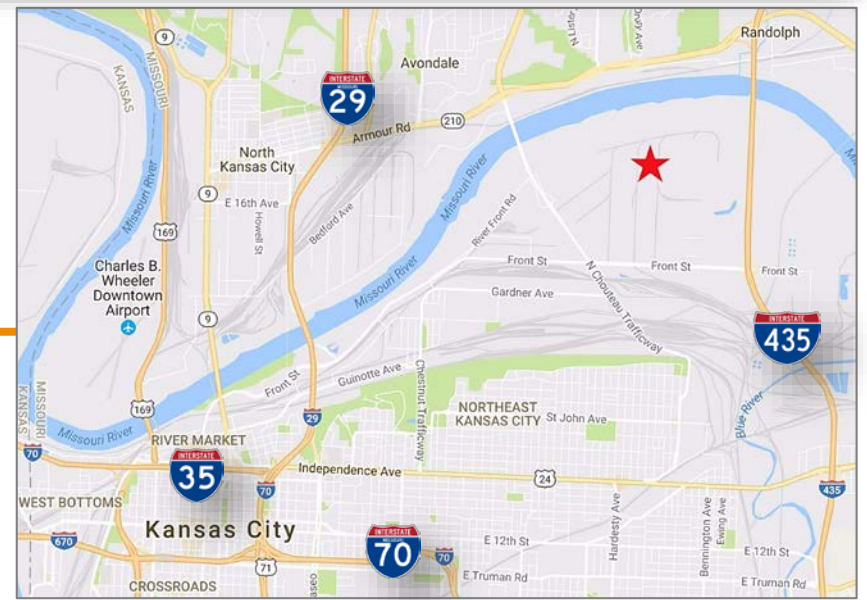
**INDUSTRIAL SPACE FOR LEASE | 33,825± SF**

## PROPERTY FEATURES

- Five dock-high doors (Three - 8' W x 10' H | Two 10' W x 12' H)
- 22' – 24' clear height
- 28' (N-S) x 50' (E-W) column spacing
- Wet sprinkler system
- T-5 lighting
- 1300 amp 480 volt 3 phase
- Excellent access to I-435, I-35, and I-70



ADDITIONAL INFO	
PREMISES	<b>33,825± SF</b>
OFFICE SPACE	1,000± SF
LEASE RATE	\$3.50 - \$3.75 PSF Net \$.66 PSF Taxes, \$.08 PSF Insurance, \$.47 PSF CAM (estimated)



For more information, please contact:

**MICHAEL WATSON**  
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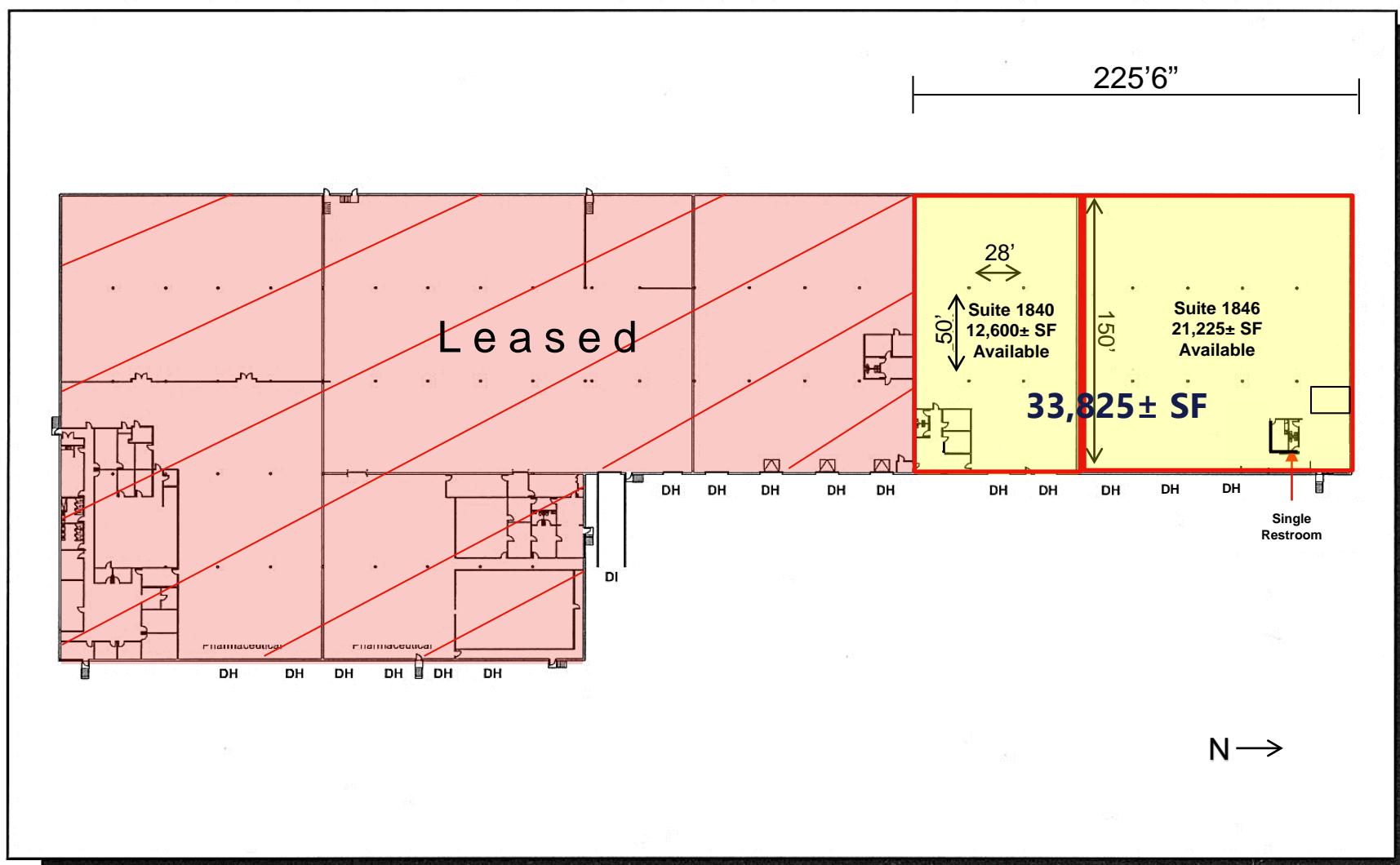
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