

EXECUTIVE PARK

1846 N. TOPPING AVENUE
KANSAS CITY, MISSOURI 64120

INDUSTRIAL SPACE FOR LEASE | 21,225± SF (Contiguous to Suite 1840 Accommodating Up To 33,825± SF)

PROPERTY FEATURES

- Three dock-high doors
 - Two dock-high doors | 10' W x 12' H
 - One dock-high door | 8' W x 10' H
- 22' – 24' clear height
- 28' (N-S) x 50' (E-W) column spacing
- Wet sprinkler system
- Heavy power
 - 1200 amp 480 volt 3 phase
- End-cap
- Excellent access to I-435, I-35, and I-70
- Contiguous to Suite 1840 accommodating up to 33,825± SF (see floor plan on back)



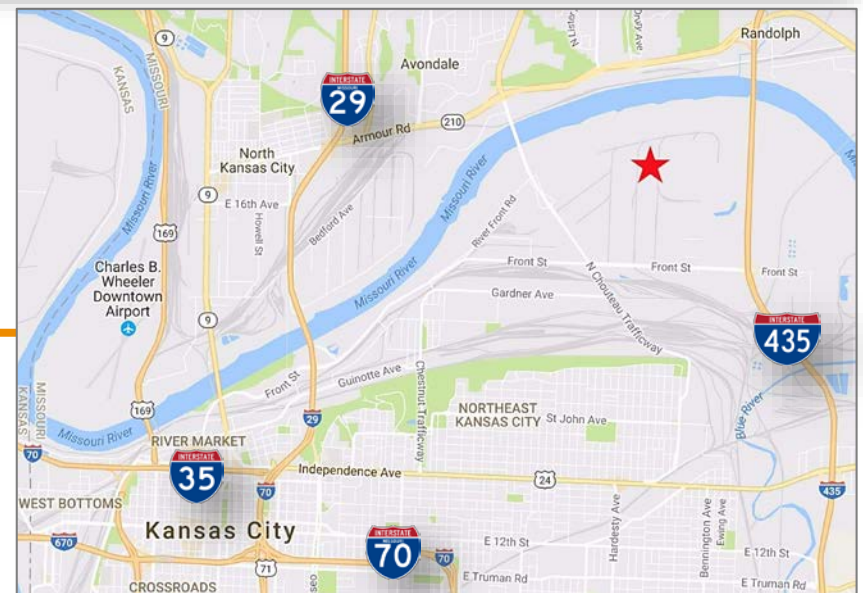
ADDITIONAL INFO

PREMISES	21,225± SF
LEASE RATE	\$3.50 PSF Net \$.66 PSF Taxes, \$.08 PSF Insurance, \$.47 PSF CAM (estimated)

For more information, please contact:

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

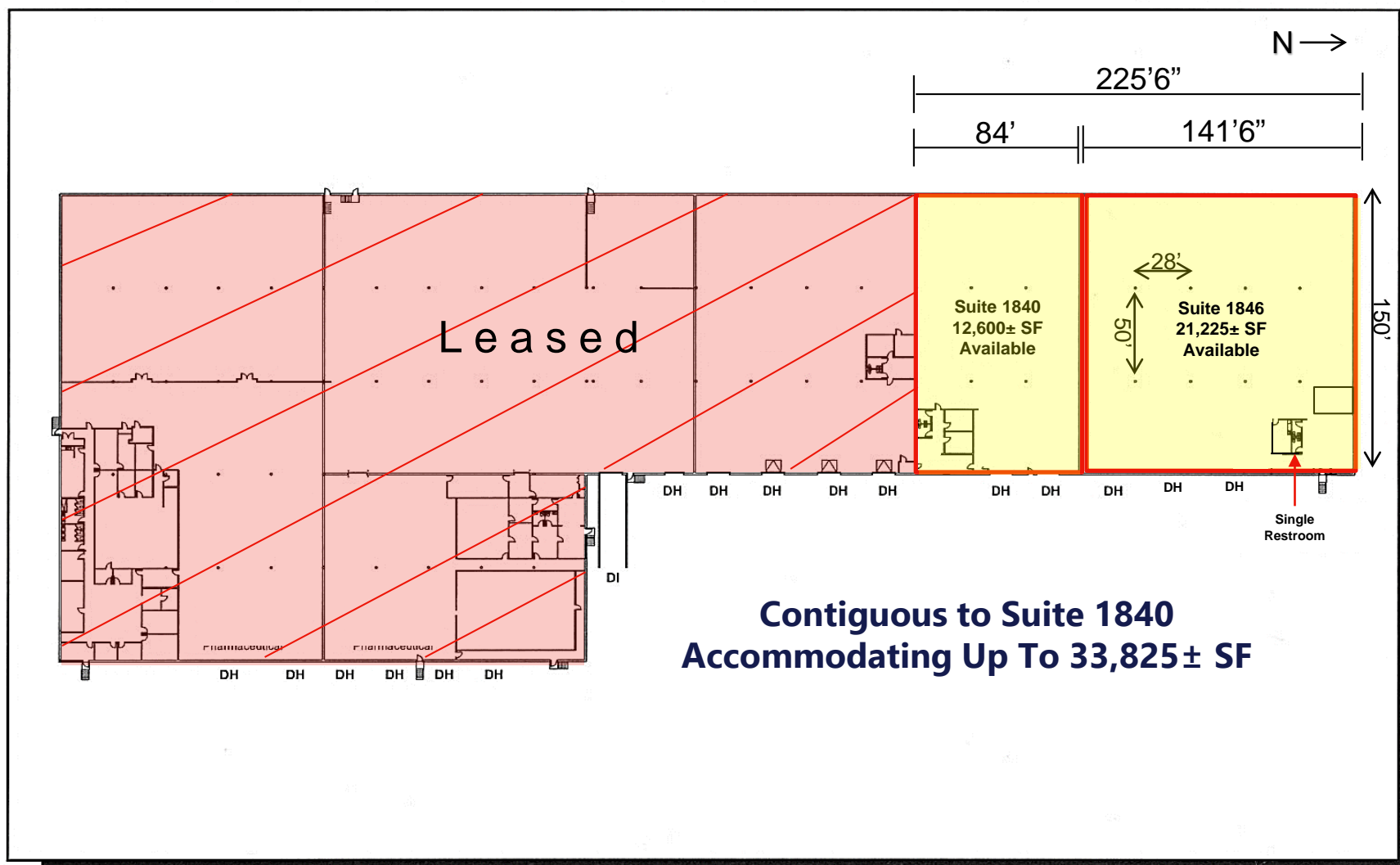
KESSINGER/HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
816.842.2690
www.kessingerhunter.com



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