

## Center of Kansas City - Manufacturing / Distribution Warehouse



### Excellent Site!

- 98,986 SF - South building with up to 6,375 SF offices
- 76,838 SF - North building with fenced loading with up to 6,297 SF offices
- Located in the center of Kansas City between I-70 and I-35
- Building and monument signage available
- Dock-high and drive-in ramps
- 22' clear height in warehouse
- Fenced loading areas (North building)

### For more information:

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## Building Specifications

Total Square Feet: North Building: 76,838 SF  
South Building: 98,986 SF

Dimensions: North Building: 150 to 175' deep (varies - see plan)v  
South Building: 210' deep

Column Spacing: North Building: 40' x 50' and 32' x 50'  
South Building: 40' x 52'

Structure: Brick and block

Ceiling Height: 22'

Loading: North Building: 13 truck doors. Doors are 10' x 10' (one is electric and is 12' x 14') with drive-in ramp.  
South Building: 16 truck doors. 13 are 10' x 10' dock-high and 1 is van-high, along with 1 drive-in ramped docks - most docks have pit or edge of dock levelers and shelters. (see plan)

Trailer Side Loading: Available via paved former rail area between north and south buildings - both bldgs

Office/Showroom: North Building: 3,222 SF to 6,297 SF  
South Building: 2,311 SF to 6,375 SF

Floor Type: Concrete - 5" with 6x6 #6 wire mesh over crushed rock fill

Sprinkler Type: Wet, standard class I

Lighting Type: North Building: T-5 with motion detection - Augmented by Clerestory Windows  
South Building: LED and T-5 with motion detection - Augmented by Sky Lights

Natural Light: North Building: Via south exposure clerestory windows  
South Building: Via skylights

Exterior Lighting: Provided over all dock loading areas & parking lots

## Building Specifications - Continued

HVAC in Warehouse: Unit heaters - FAG

Electric Service: BPU - 4000+ amps 480 V with transformer and several buss ducts in the North Bldg

Water Service: BPU - 3 separate services with varying amps of 480 V in the South building with separate fire sprinkler lines for each building

Gas Service: KPL Gas Service

Year Built: North Building: 1968  
South Building: 1971

Type of Lease: Modified Industrial gross with base year for real estate taxes and insurance and prorata CAM

CAM (2017 Est): \$0.27

Notes: 50+ cars, more can be striped, depending on dock usage - trailer parking available in fenced lot.  
100 - 120' truck dock maneuvering in fenced lot

Zoning: M-3, Heavy Industrial

For more information:

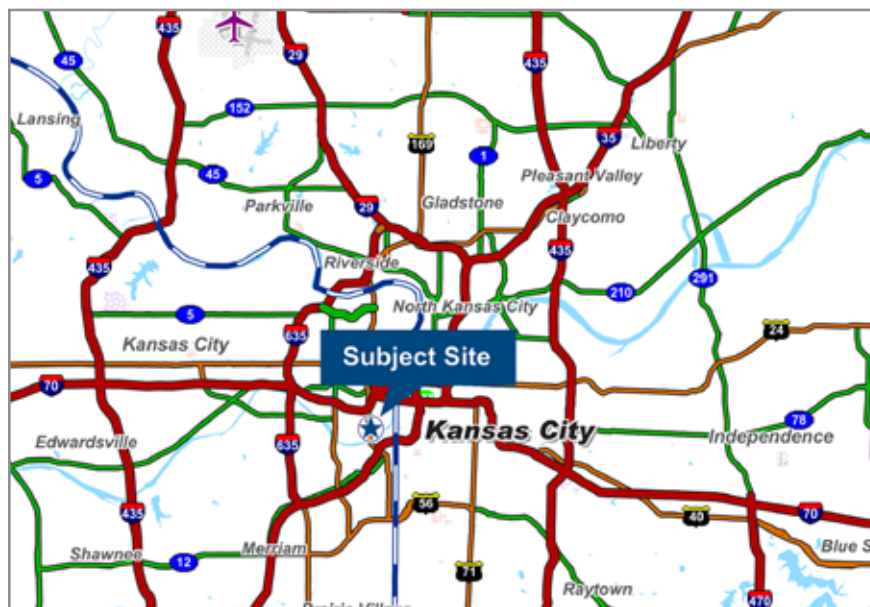
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# Armourdale Warehouses

801 S. 7th St. / 640 Miami Ave. Kansas City, Kansas

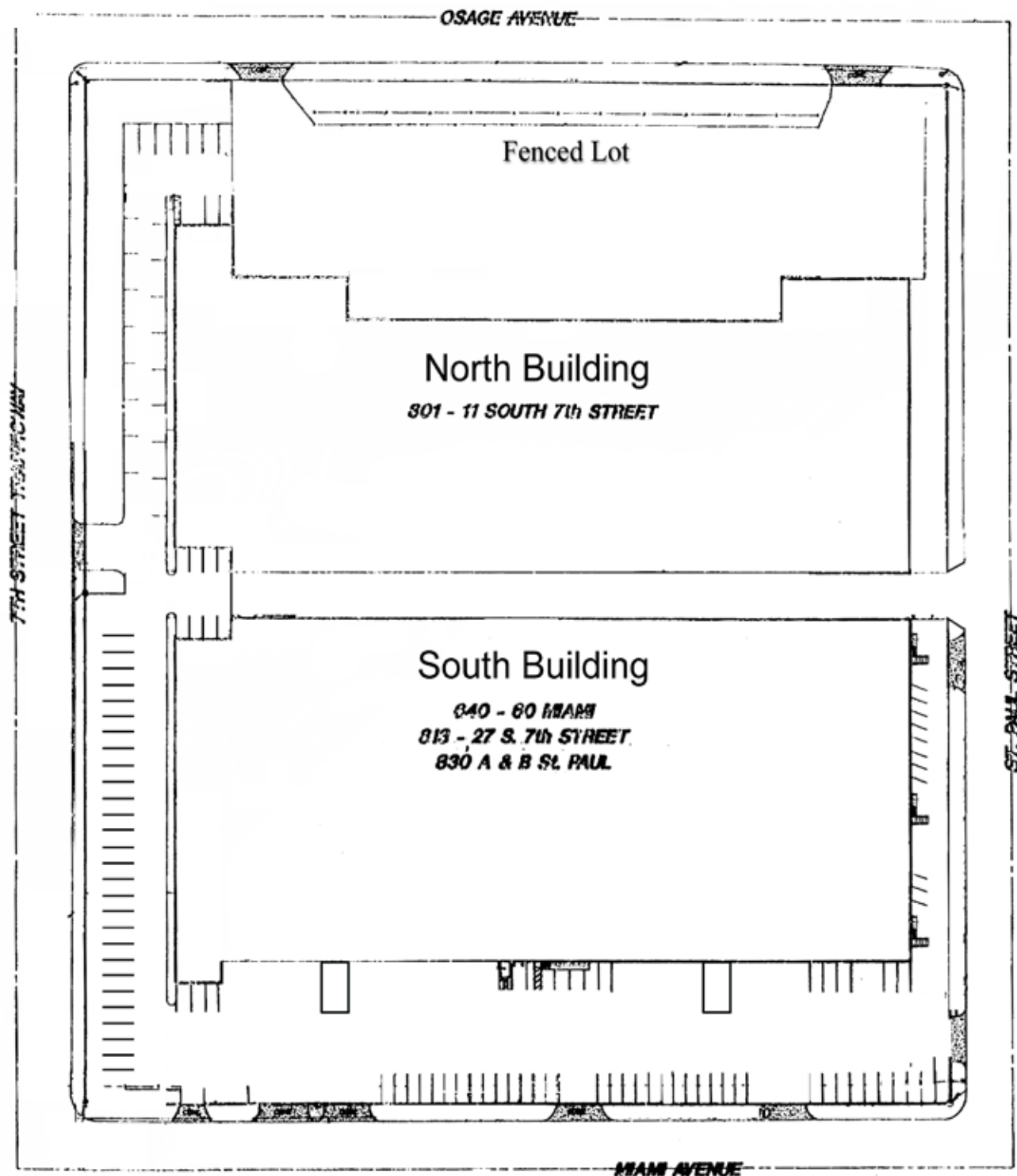
# For Lease



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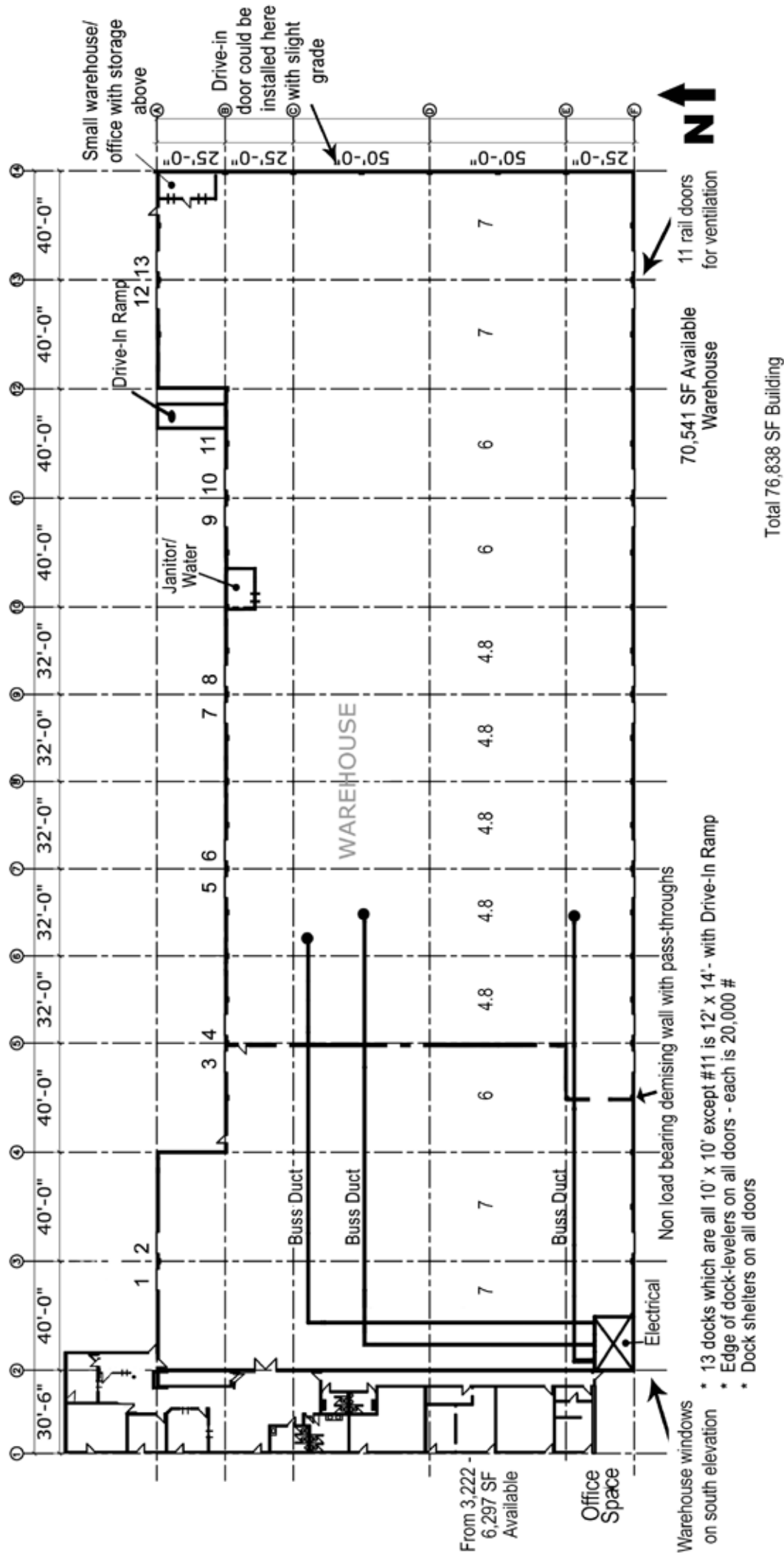


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# For Lease

## North Building



700 W. 47th Street, Suite 200  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)



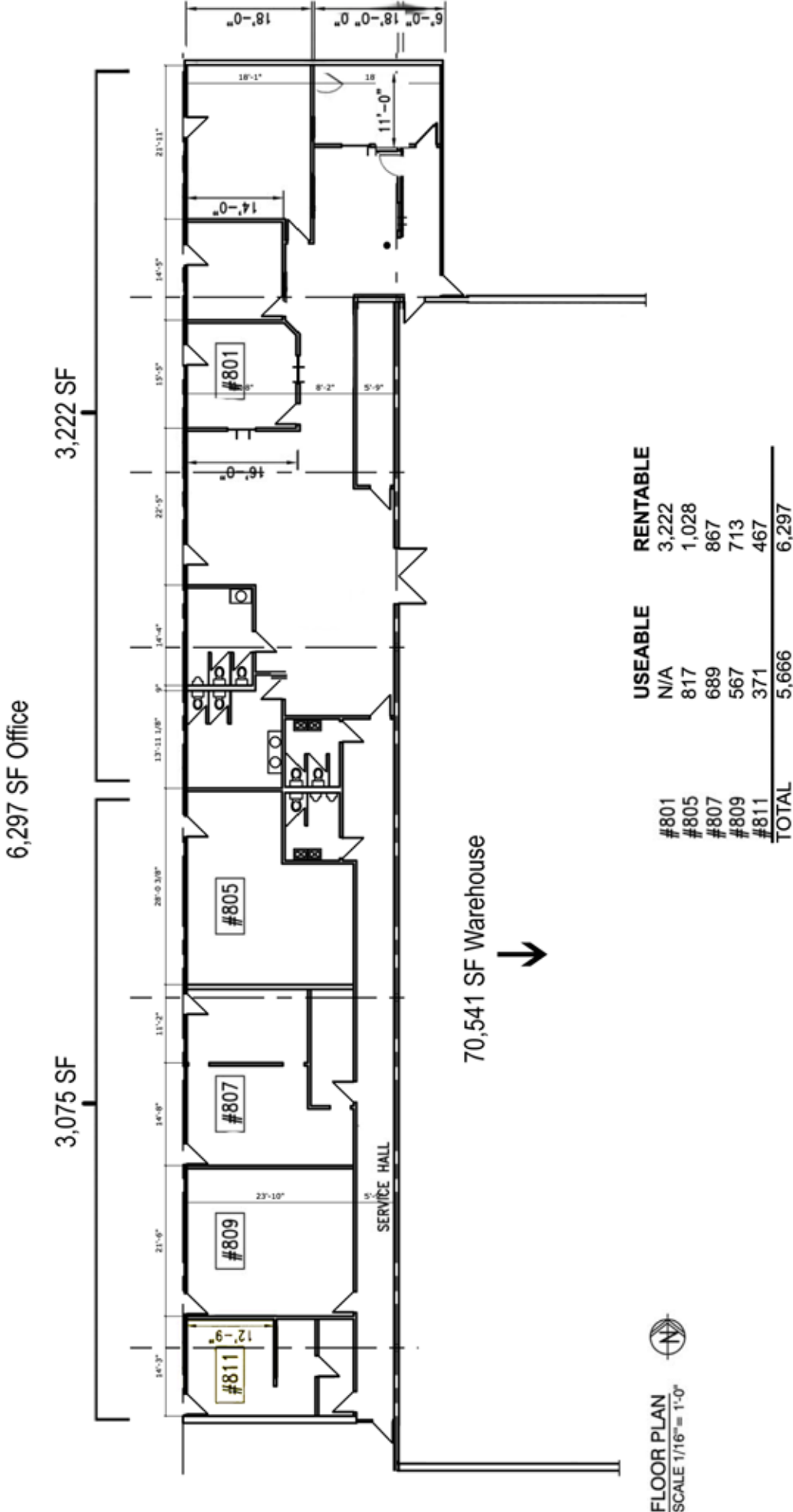


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# For Lease

Noth Building: Office Detailed Plan



FLOOR PLAN  
SCALE 1/16" = 1'-0"



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# For Lease

## South Building

