

# 1501 W 12th Street

Kansas City, Missouri



## West Bottom Warehouse for Lease

- ◆ 14,000 ( $\pm$ ) sf available
- ◆ 1st floor - 7,000 ( $\pm$ ) sf
- ◆ 2nd floor - 7,000 ( $\pm$ ) sf
- ◆ Basement - 7,000 ( $\pm$ ) sf (free)
- ◆ New paint and lighting throughout
- ◆ 2 elevators that serve all floors
- ◆ Excellent opportunity for signage
- ◆ For lease at \$5.50/sf industrial gross

Exclusive Property Listing

**Victor G. Cascio** 816.268.4234 [vcascio@ngzimmer.com](mailto:vcascio@ngzimmer.com)

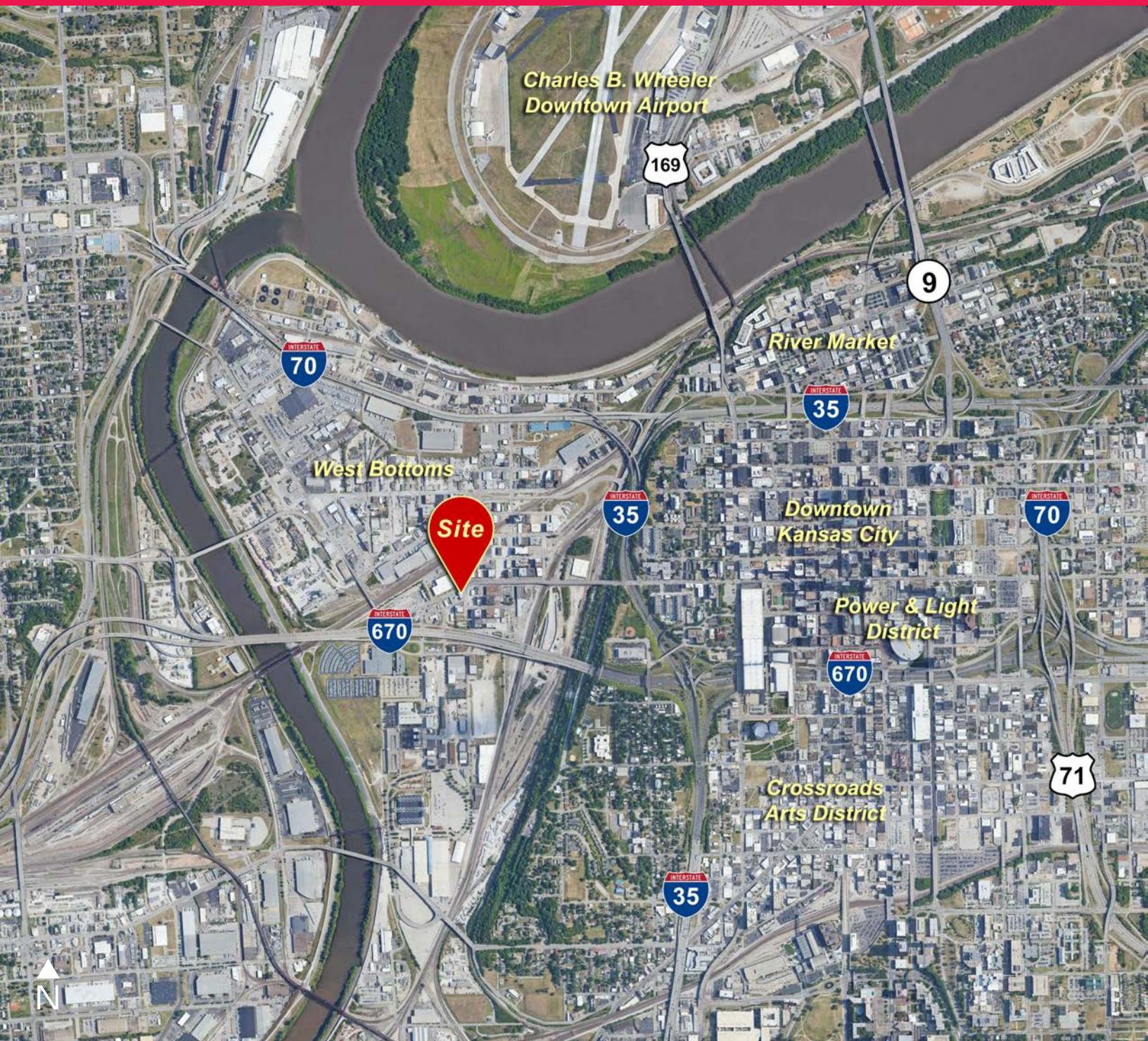
**John M. Hoefer** 816.268.4248 [jhoefer@ngzimmer.com](mailto:jhoefer@ngzimmer.com)

 **Newmark Grubb  
Zimmer**

Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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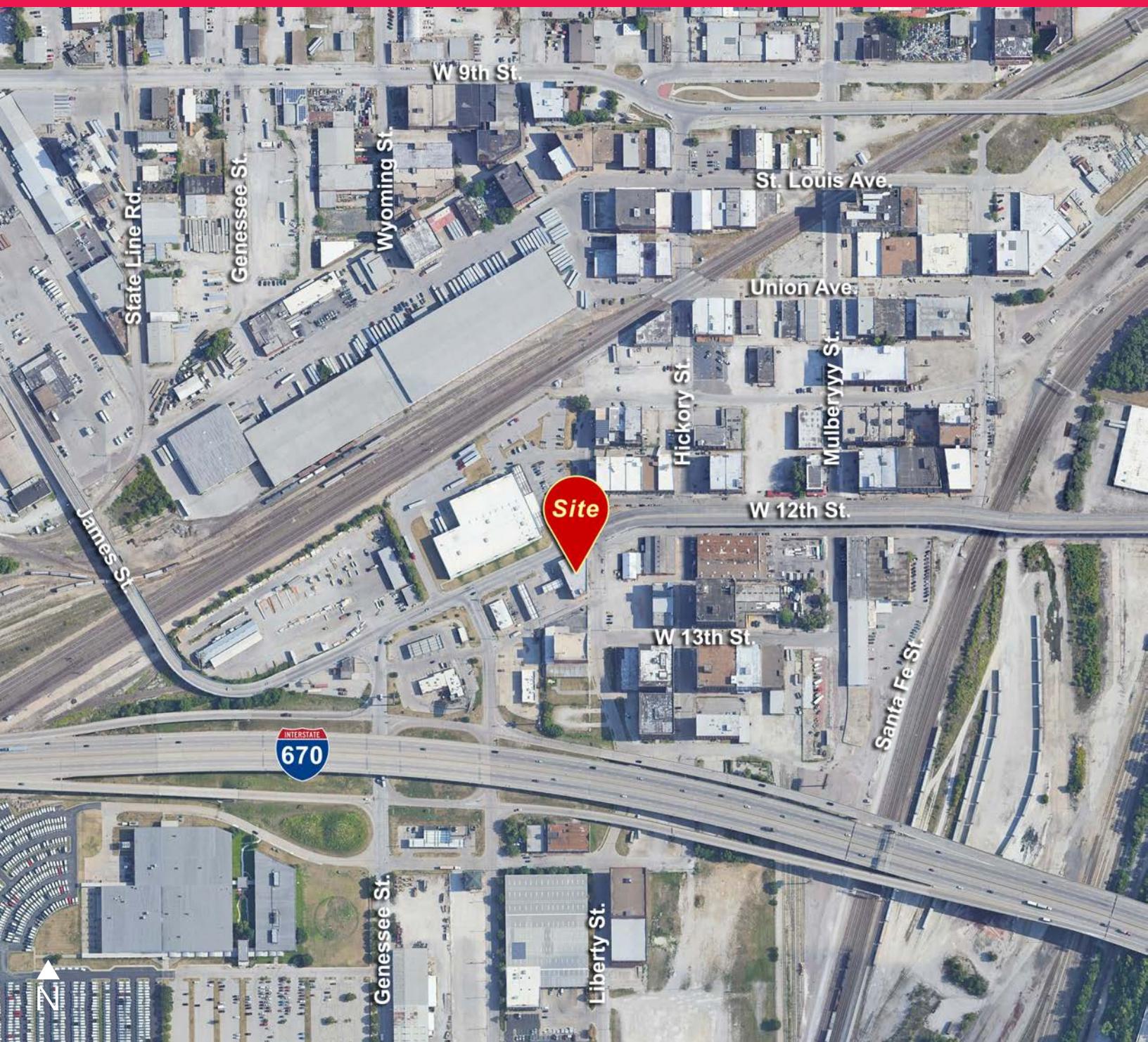
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