



# Industrial Space for Lease

**MIDTOWN PARK BUILDING 1**  
**5224 WINNER ROAD, KANSAS CITY, MISSOURI**

## Property Highlights

- 80,000 (±) sf available
- 800 (±) sf of newly constructed office space. Motion sensor LED lighting
- Newly painted interior walls and columns
- 18' minimum ceiling clearance
- 14 dock-high loading doors
- 200' depth with 50'x50' column spacing
- Central location with easy access to I-435 and I-70
- Heavy 3-phase power
- Wet sprinkler system
- Annual rental rate \$4.50/sf, gross industrial

*For information, please contact:*

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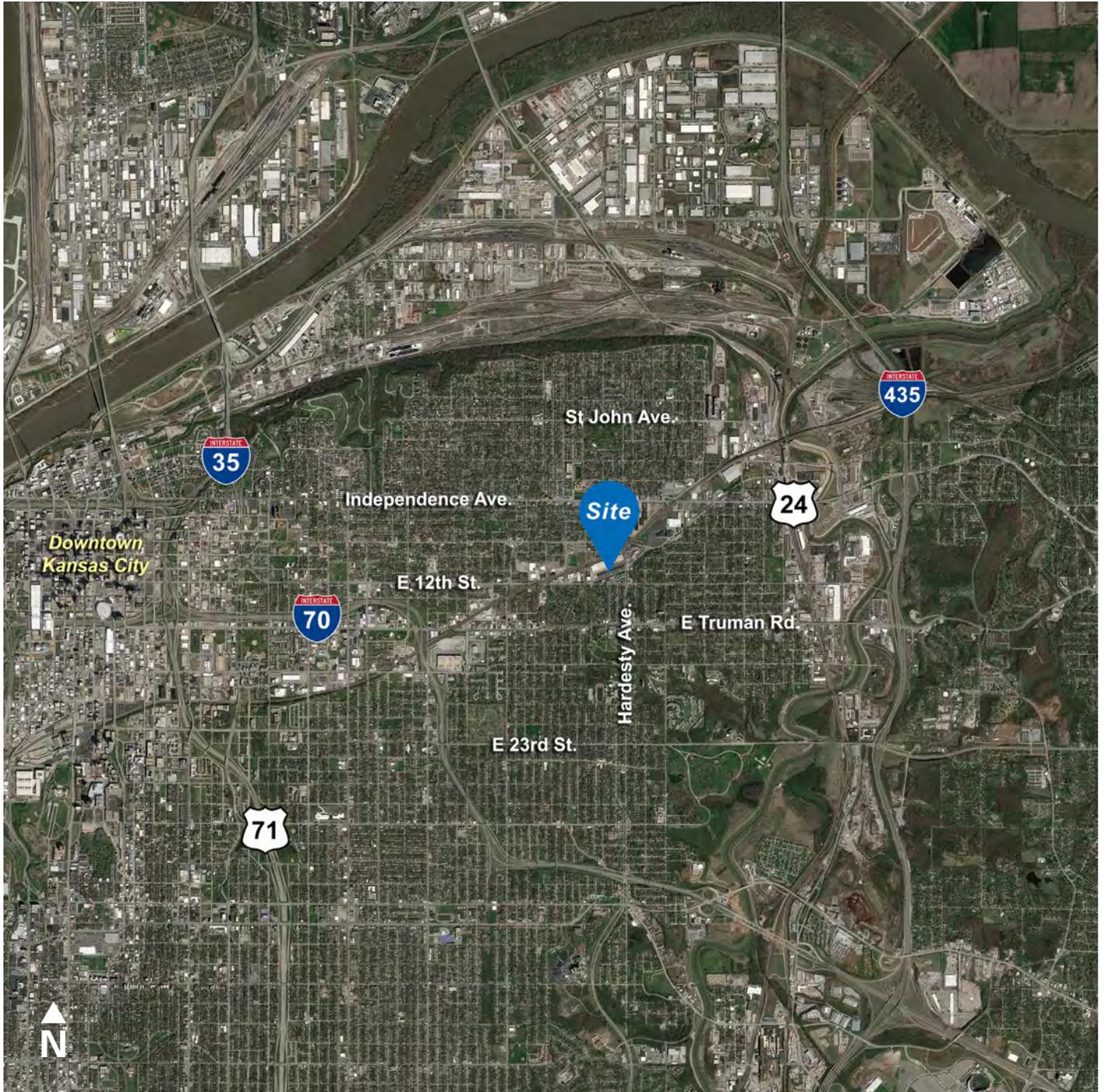


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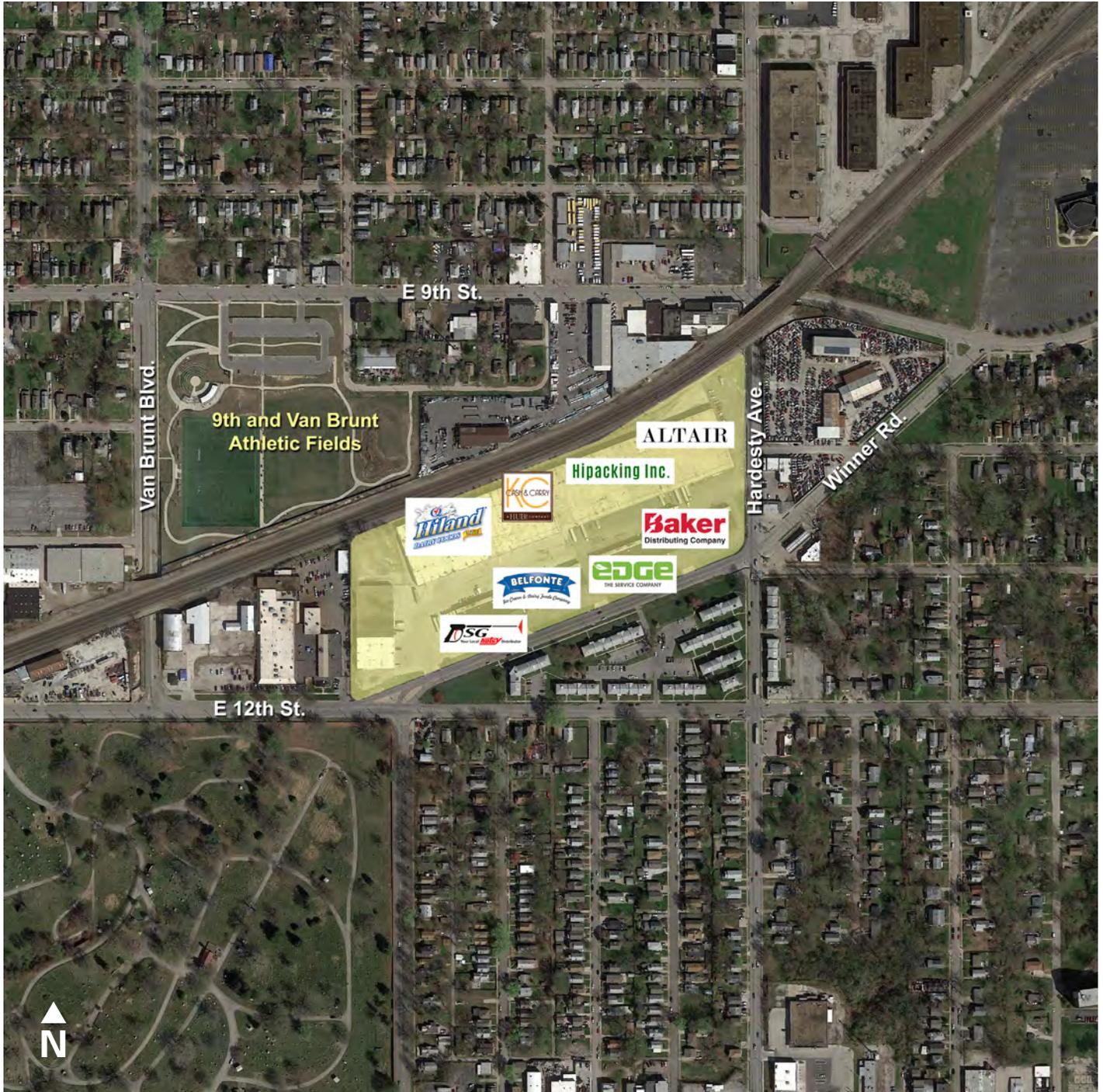
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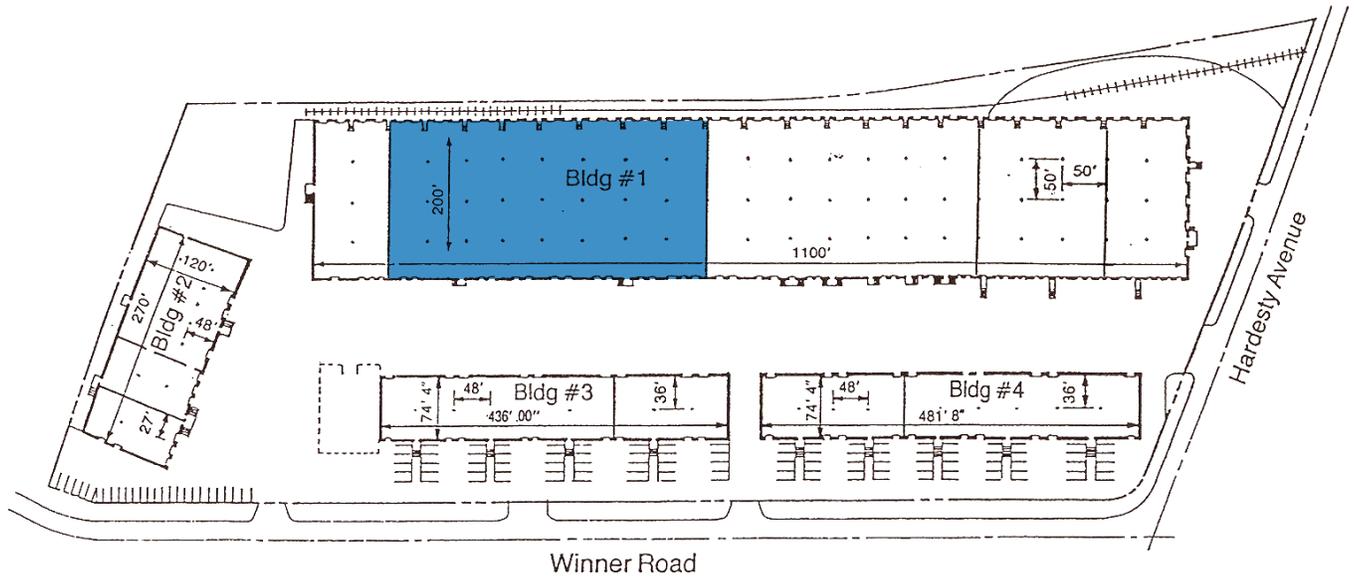
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Site Plan



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