

975-999 Bedford Ave. | North Kansas City, MO
 150,000 +/- square feet



TRUENORTH
 INDUSTRIAL REALTY

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FOR SALE

975-999 Bedford Ave. | North Kansas City, MO

150,000[±] Square Feet

Property Highlights

- Great North Kansas City location
- 5.0 +/- acres
- Outside storage
- Easy access to both I-35 and I-70
- Excellent re-development potential

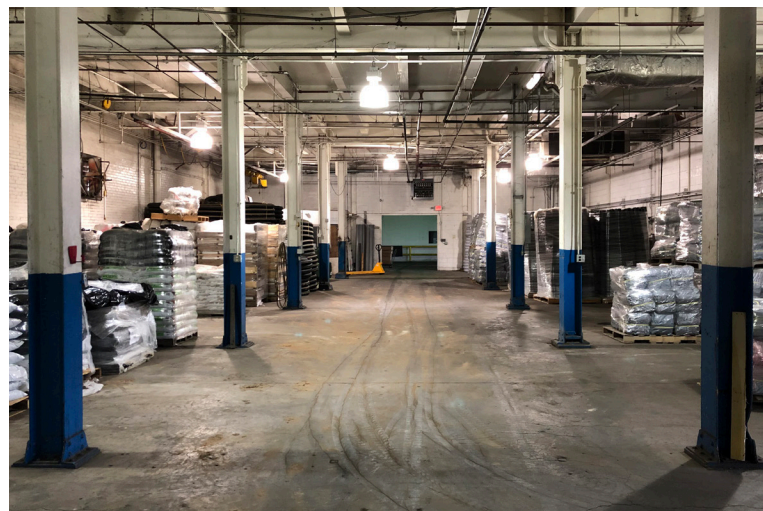
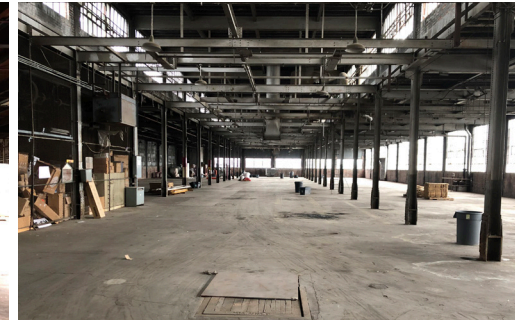
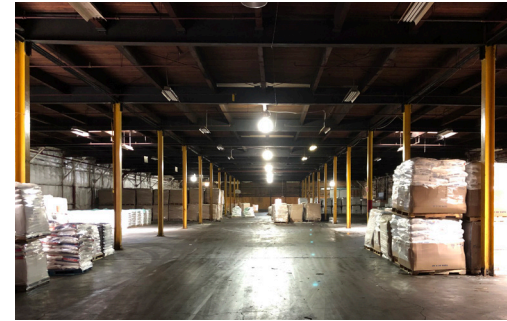
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www.TrueNorthIndustrial.com

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Property Type: Warehouse/Manufacturing
 Total Sq.Ft.: 150,000 +/- square feet
 Acreage: 5.0 +/- acres



STRUCTURE

Total Sq.Ft.:	150,000 +/-	Office Sq.Ft.:	
999 Bedford	110,000 +/-	999 Bedford	4,000 & 3,500 +/-
975 Bedford	40,000 +/-	975 Bedford	None
Structure:		Lighting:	
999 Bedford	Brick and Concrete	999 Bedford	Flour., Metal Halide, T5
975 Bedford	Metal and Concrete	975 Bedford	Flourescent and Metal Halide
Loading		Plant HVAC:	
999 Bedford	4DH	999 Bedford	Gas space heat
975 Bedford	8DH	975 Bedford	None
Clear Ht.:		Roof:	
999 Bedford	14'	999 Bedford	Built Up
975 Bedford	16.5'	975 Bedford	Built Up (south 1/2), TPO (north 1/2)
Column Spacing:		Floor:	
999 Bedford	15'x15'	999 Bedford	Concrete
975 Bedford	20'x33'	975 Bedford	Concrete
Sprinkler:		Year Built:	
999 Bedford	Yes - Dry	999 Bedford	1920's
975 Bedford	Yes - Dry	975 Bedford	1950's
Electrical Service:		Elevators	
999 Bedford	1200a, 277/480v, 3ph	999 Bedford	2
975 Bedford	100a, 120/208v	975 Bedford	None

SITE

Size:	5.0 +/- Acres
Zoning:	M2
Parking:	50+
Outside Storage:	Yes

UTILITIES

Electricity:	KCPL
Gas:	Spire
San sewer:	City
Water:	City

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