

# Industrial Building For Sale or Lease

1780 Buckner Tarsney Road  
Grain Valley, Missouri



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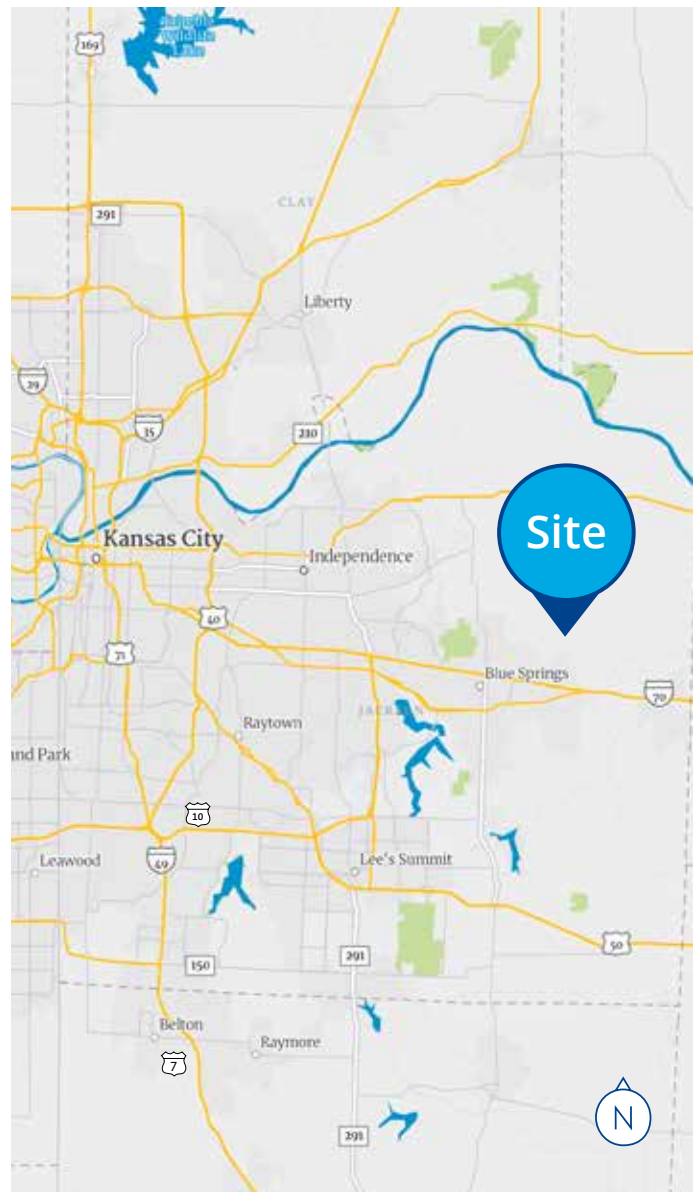


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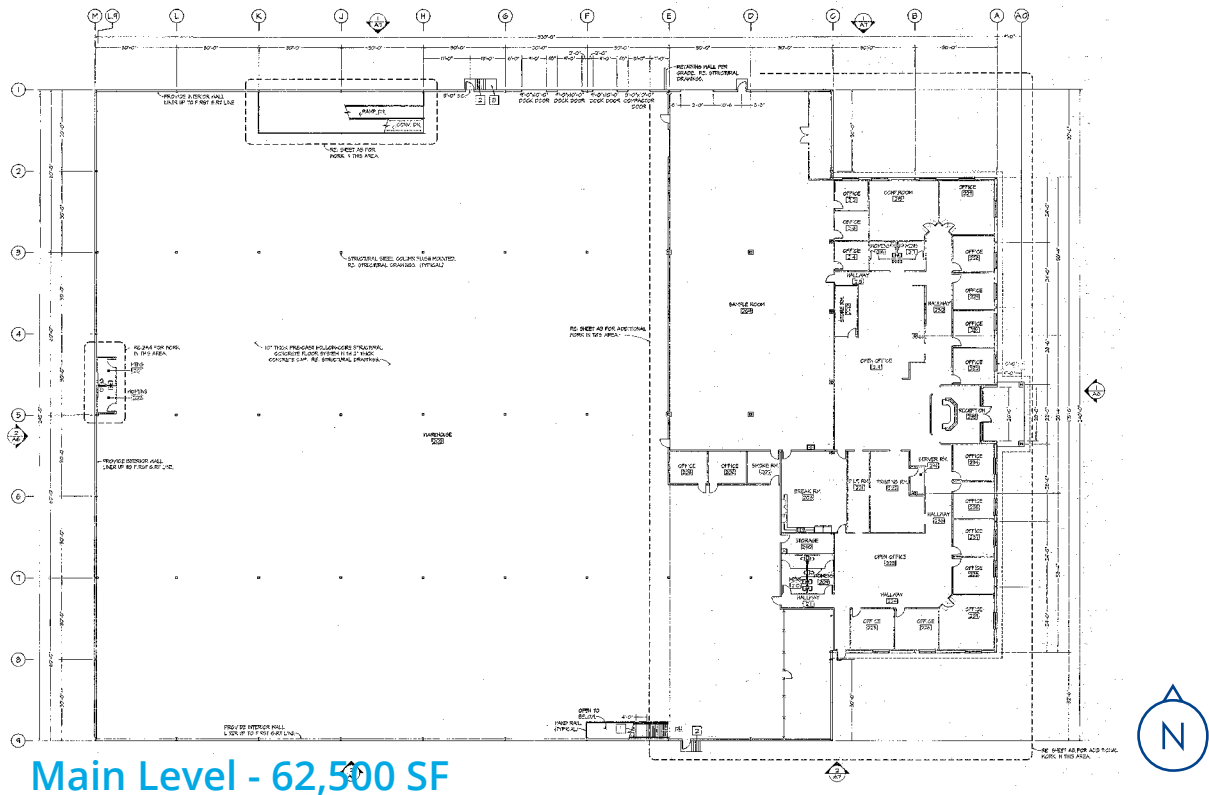
## Property Features

<b>Building Size:</b>	125,000 SF
<b>Available Space:</b>	Divisible to 62,500 SF (upper level)
<b>Office Area:</b>	12,000 SF
<b>Warehouse Area:</b>	112,500 SF (two-story)
<b>Loading Doors:</b>	7 dock-high; 1 drive-in
<b>Clear Height:</b>	11'-14'
<b>Power:</b>	800 amp; 480v; 3-phase
<b>Sprinkler:</b>	Wet
<b>HVAC:</b>	Fully air-conditioned warehouse
<b>Lease Rate:</b>	<ul style="list-style-type: none"><li>\$4.75 PSF, net</li><li>Taxes: est. \$1.02 PSF</li><li>Insurance: est. \$0.20 PSF</li></ul>
<b>Sale Price:</b>	\$6,875,000 (\$55 PSF)

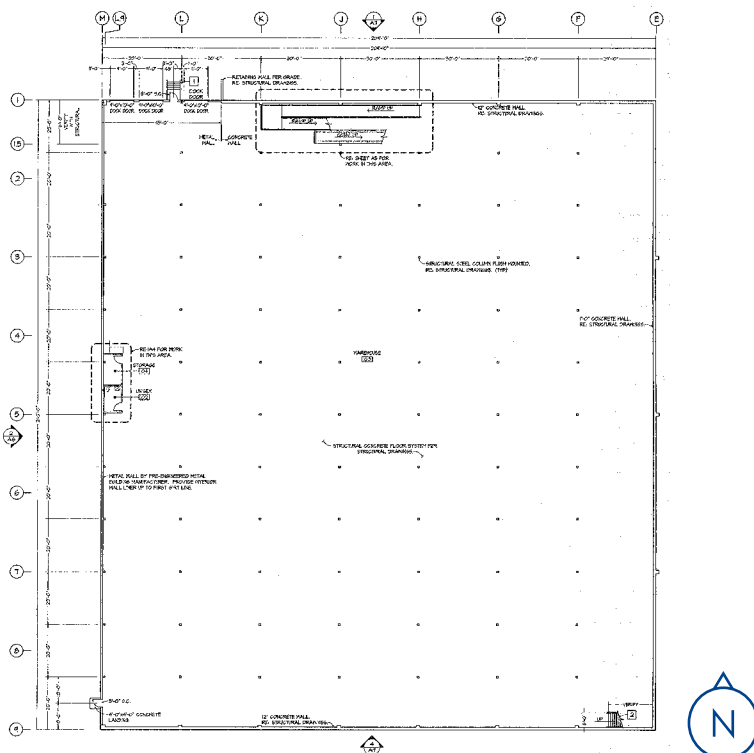


# Floor Plan

1780 Buckner Tarsney Road



Main Level - 62,500 SF



Lower Level - 50,000 SF



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**Colliers**