

# HEAVY INDUSTRIAL | CRANE-SERVED WAREHOUSE

## MANUFACTURING WITH YARD SPACE & RAIL

155,239± SF DIVISIBLE ON 12 ACRES



### FEATURES

- Quick access to I-70 & I-35
- Build-to-suit option on excess land
- Multiple overhead bridge cranes in place ranging from 4.5T to 30T
- Extremely heavy floors 12"-18" to accommodate almost any kind of use
- 30'± ceiling heights
- Heavy electrical capacity from 12,000 amps existing upgradeable
- Drive-in loading with multiple oversized doors
- 3 rail spurs in place
- Kansas City Terminal Railroad reciprocal switching with Kansas City Southern, Union Pacific, BNSF, and Norfolk Southern
- Fenced, secured exterior yard and storage areas



FOR MORE INFORMATION, PLEASE CONTACT:

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