



Class A Jackson County Industrial

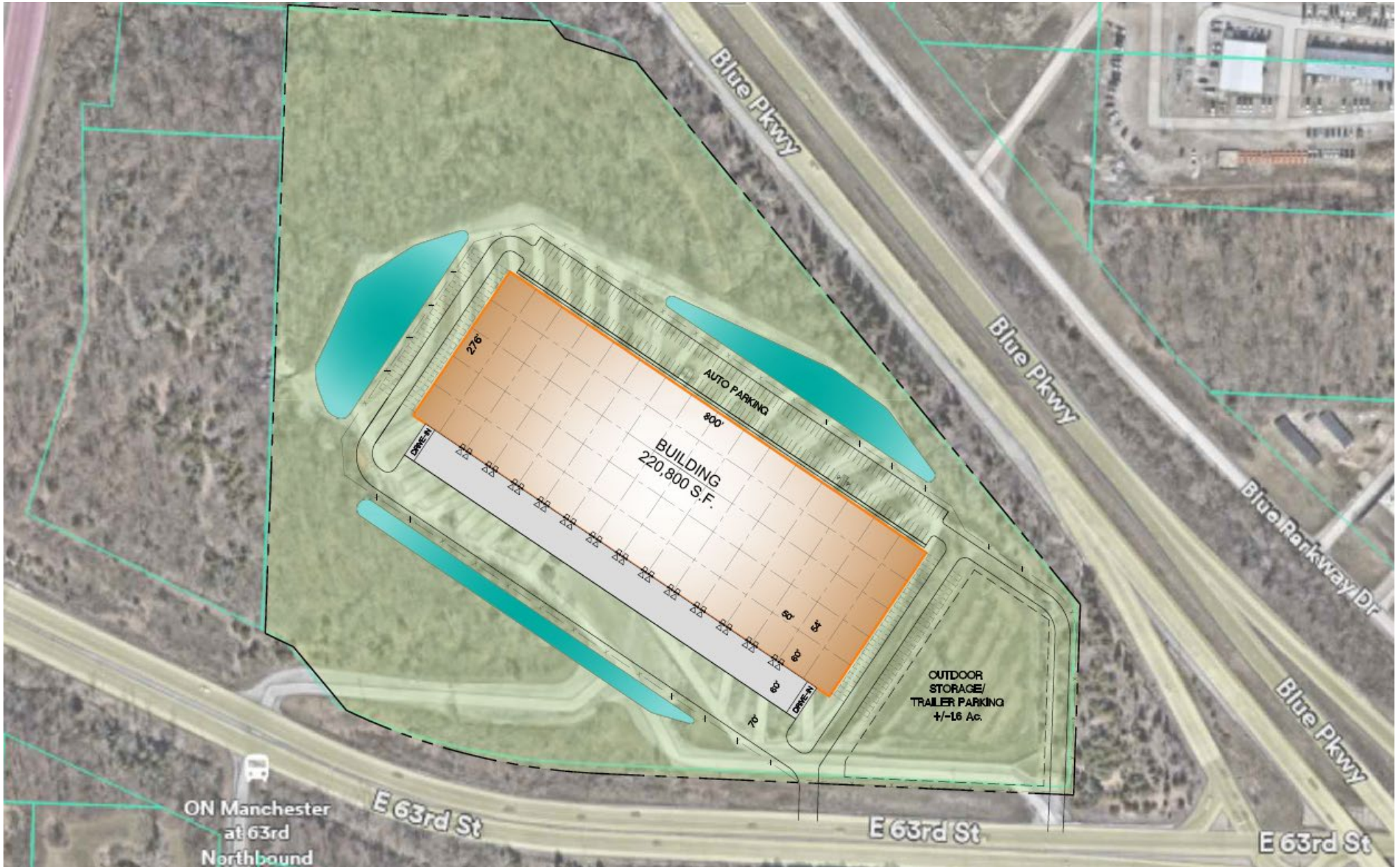
220,800 SF Proposed

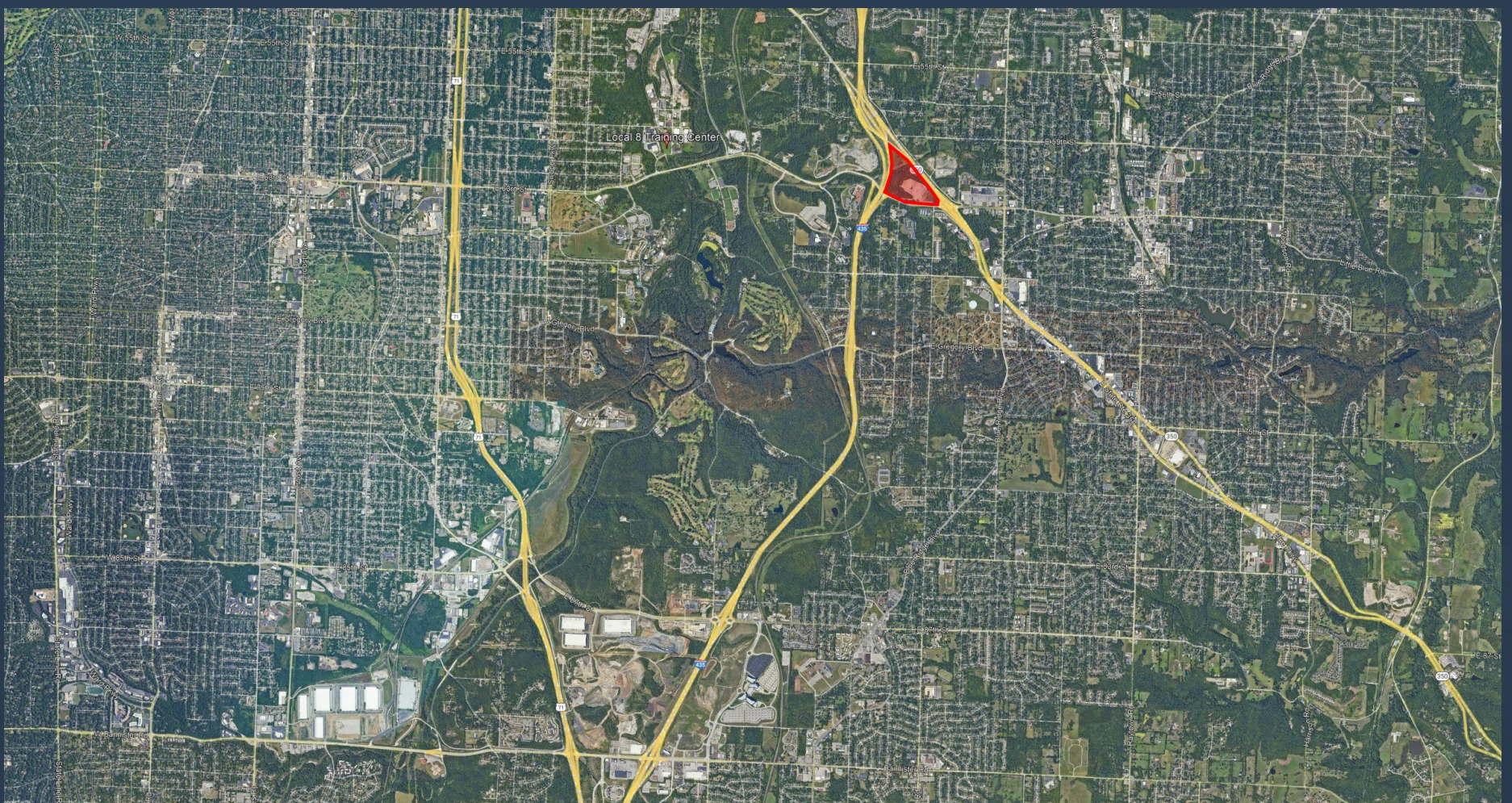
8200 E 63rd St, Kansas City, MO 64133

BUILDING SPECIFICATIONS

Building Size	220,800 SF
Availability	55,200 – 220,800 SF
Dimensions	276' x 800'
Office Space	BTS
Construction	Concrete Tilt Wall
Clear Height	36' Minimum
Floor	7" Unreinforced
Bay Spacing	54' Width X 50' Depth Typical, 60' Speed Bays
Fire Protection	ESFR
Loading	26 DH (expandable), Two (2) DI
Truck Court	130' Depth with 60' Concrete Apron
Electric Service	3,000 Amp 480/277 Volt 3 Phase
Lighting	LED 25 Average FC 36" Above Finished Floor With Open Layout
Heat	Gas Fired Make Up Air Units, 50 Degrees @ 0 Degree Exterior Temperature
Parking	170 Auto Stalls (expandable) Potential for Trailer Storage Lot
Zoning	Industrial
Delivery	Call Broker
Base Rent	TBQ
Taxes	TBD
Insurance	TBD
CAM	TBD

SITE PLAN A





FOR MORE INFORMATION, CONTACT:

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