

1501 Bedford Avenue

North Kansas City, Missouri



Industrial Building for Lease

- ◆ 22,588 (±) sf available
- ◆ 2,914 (±) sf air conditioned office
- ◆ 2 dock-high loading doors, 1 door with ramp access
- ◆ 18' ceilings in warehouse
- ◆ Wet sprinkler system
- ◆ Expandable to 35,468 (±) sf or 65,468 (±) sf
- ◆ Available April 2020
- ◆ For lease at \$4.10/sf Net-Net
- ◆ Taxes (2019) \$0.68/sf (est.)
- ◆ Insurance (2019) \$0.25/sf (est.)
- ◆ Parking lot reserve \$0.07/sf

Co-Exclusive Property Listing

David J. Zimmer, SIOR, FRICS 816.512.1001 dzimmer@ngzimmer.com

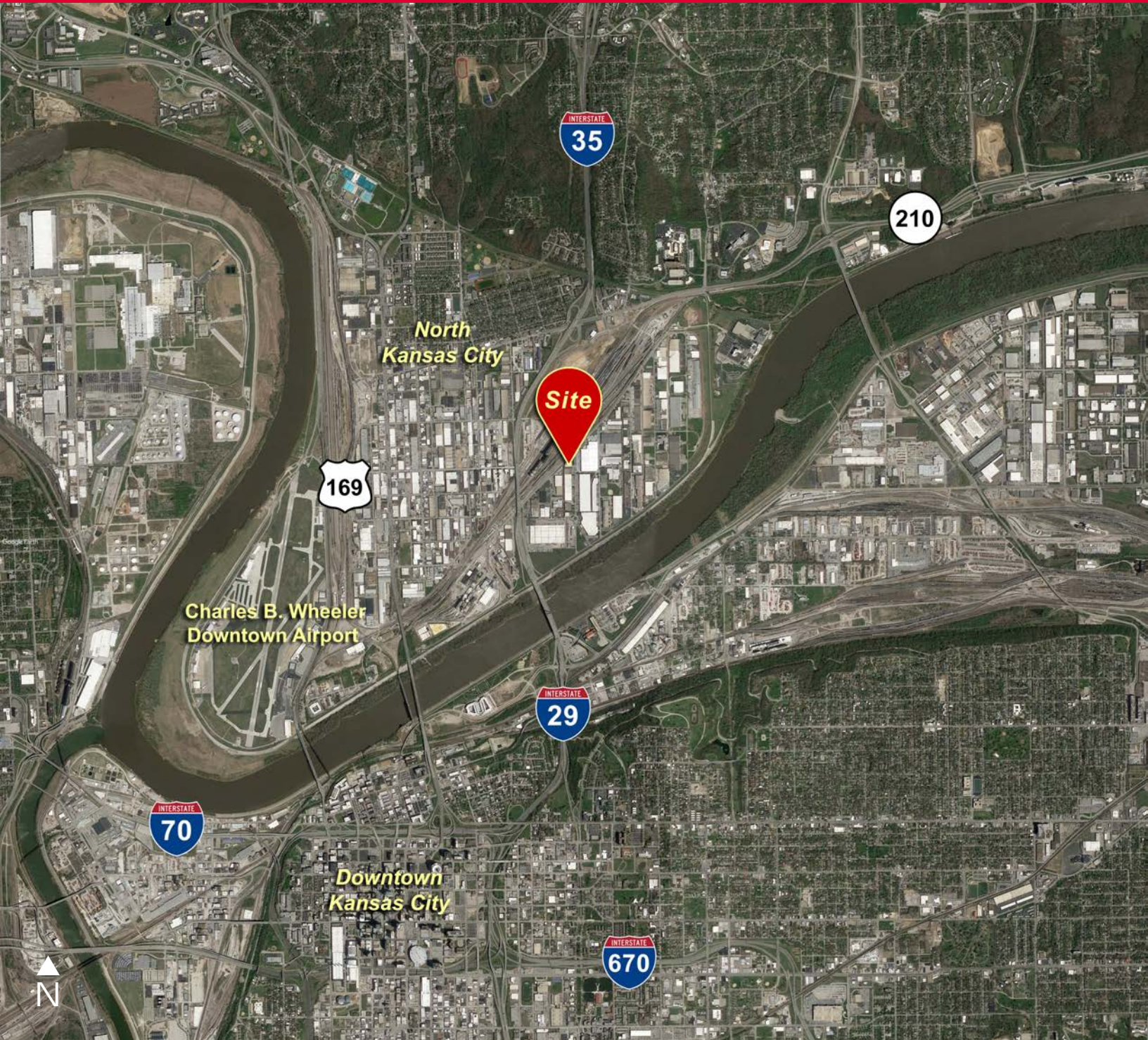
Paul Fogel, SIOR, CPM, CCIM 816.221.4488 pf@karbank.com



Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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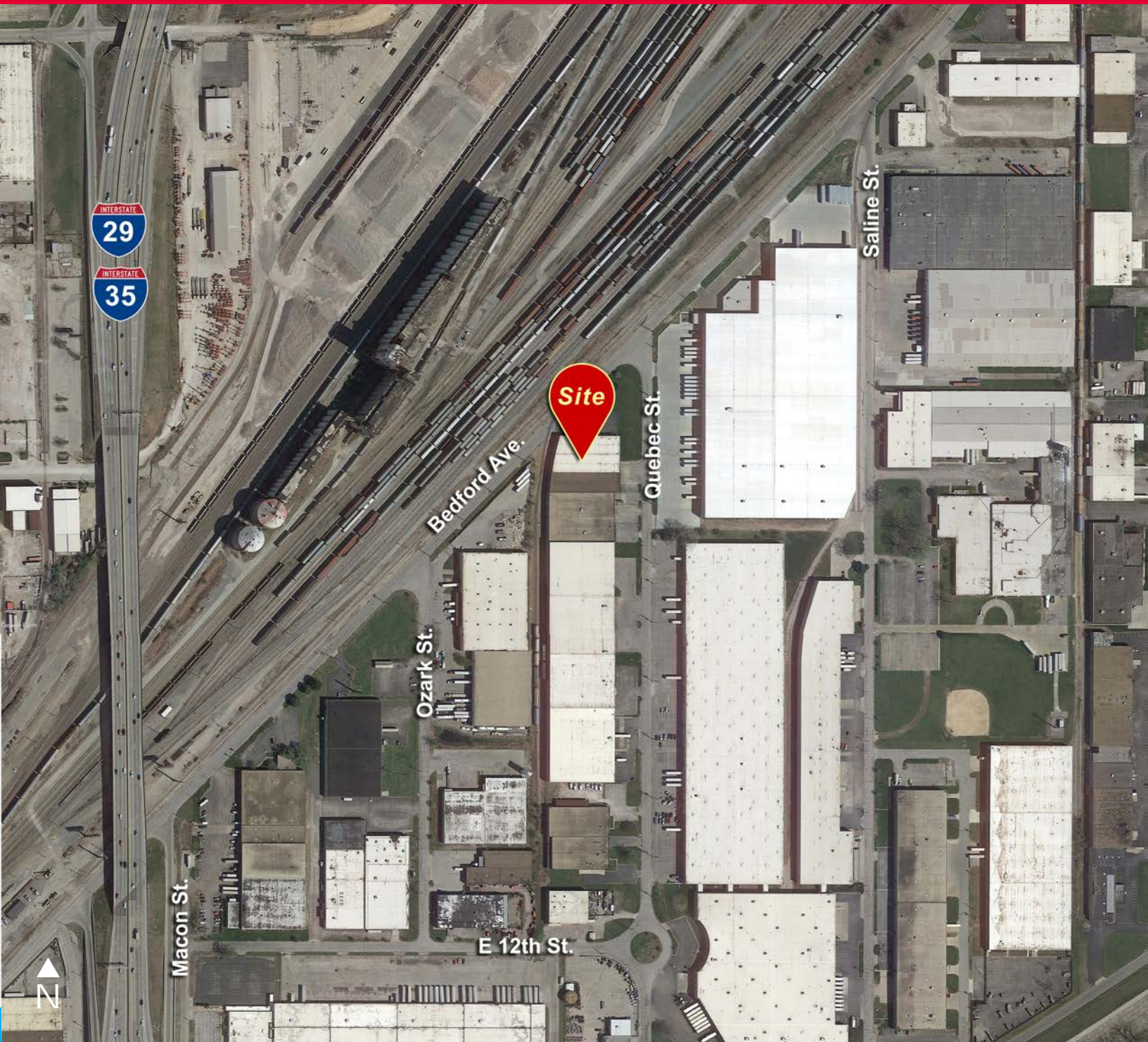


Newmark Grubb
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REAL ESTATE COMPANY

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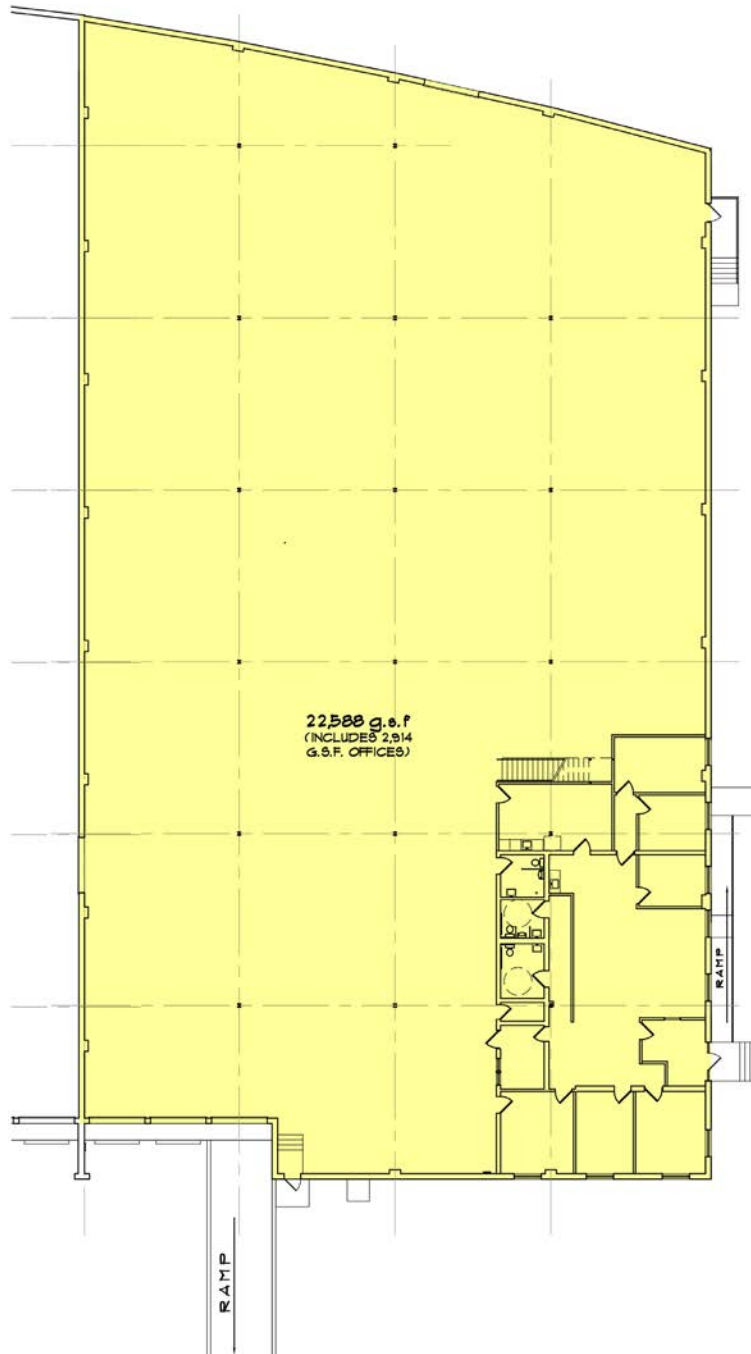
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Floor Plan:



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