

10,000 - 40,000 SF Warehouse for Lease

1025 Winchester Ave Kansas City, MO 64126



\$3.75 PSF + Utilities

Split by Interior Wall into 2 Units (North/South) Currently Sub-Metered

North & South Can Be Leased Together

8 Total Dock-High Doors

Minimum Lease Term 6-Months

No Auto Repair

Access from 12th Street or Winchester Ave.

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North Unit

- 250' x 40' = 10,000 SF Clear Span Available
- Southern Clear Height - 14'8"
- Northern Clear Height - 23'7"
- Shared Bathroom
- Shared Entrance
- LED Lighting
- 3 Dock High Doors
- Covered Loading
- No Climate Control
- Fire Sprinkled
- Street Parking
- Tenant Responsible For: Trash, Business Insurance, Internet, Janitorial and Security



South Unit

- 375' x 80' = 30,000 SF Clear Span
- 1,000 SF Office & Restroom in NW Corner
- ~500 SF Office on north side, center
- Southern Clear Height - 14'8"
- Northern Clear Height - 23'7"
- 5 Dock High Doors
- Covered Loading
- No Climate Control
- Fire Sprinkled
- Street Parking
- Tenant Responsible For: Trash, Business Insurance, Internet, Janitorial and Security

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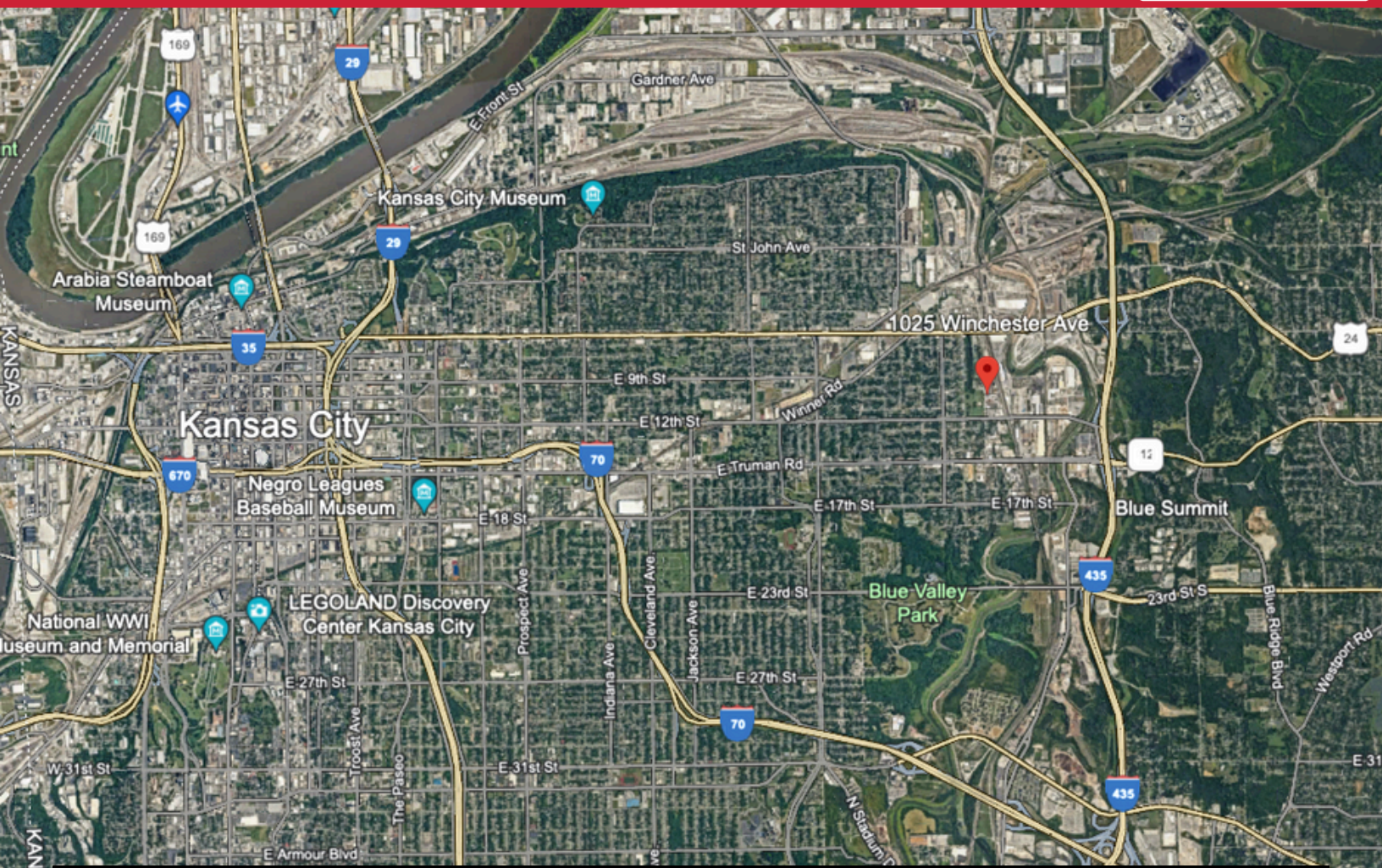
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