



Industrial Space for Lease

**1123 BEDFORD AVENUE
NORTH KANSAS CITY, MISSOURI**

Property Highlights

- 20,000 sf with up to 3,750 sf A/C office
- Corner of Bedford Avenue and I-35
- Freeway visibility and exposure
- Mezzanine storage is available
- 2 dock-high doors, 1 drive-in door via ramp
- Loading area can be fenced
- 18' clear, fully sprinklered
- Rail served
- 2025 property tax: \$19,461.81 (\$0.97 psf), 2026 insurance: \$4,841.00 (\$0.24 psf)
- Offering rent \$5.00/sf, NN

Co-Exclusive Property Listing

David J. Zimmer, SIOR

Vice Chairman, Principal

t 816-512-1001

dzimmer@nzimmer.com

1220 Washington Street, Suite
300

Kansas City, MO 64105

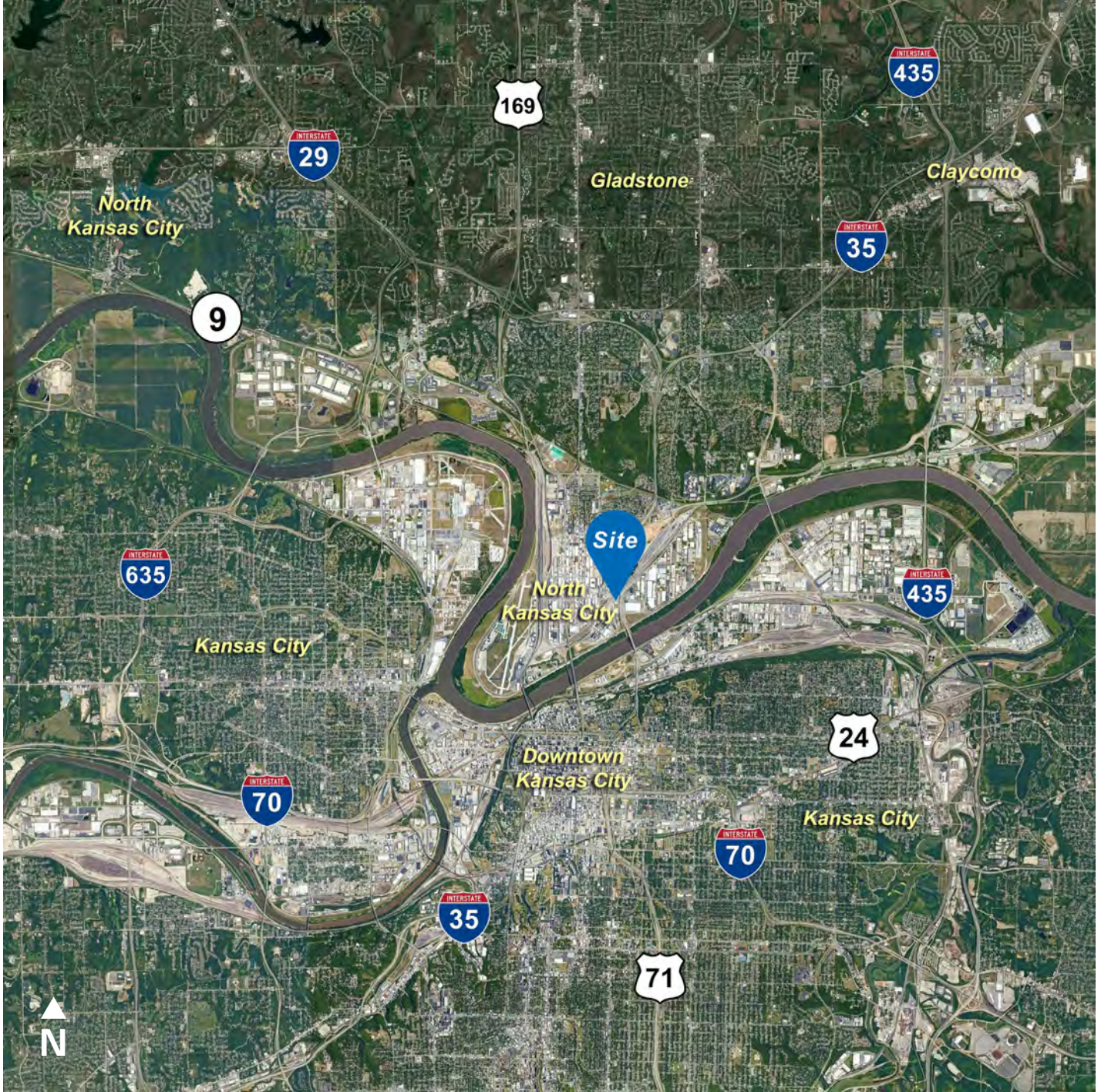
nrmkzimmer.com



NEWMARK
ZIMMER

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without

1123 BEDFORD AVENUE, NORTH KANSAS CITY, MISSOURI

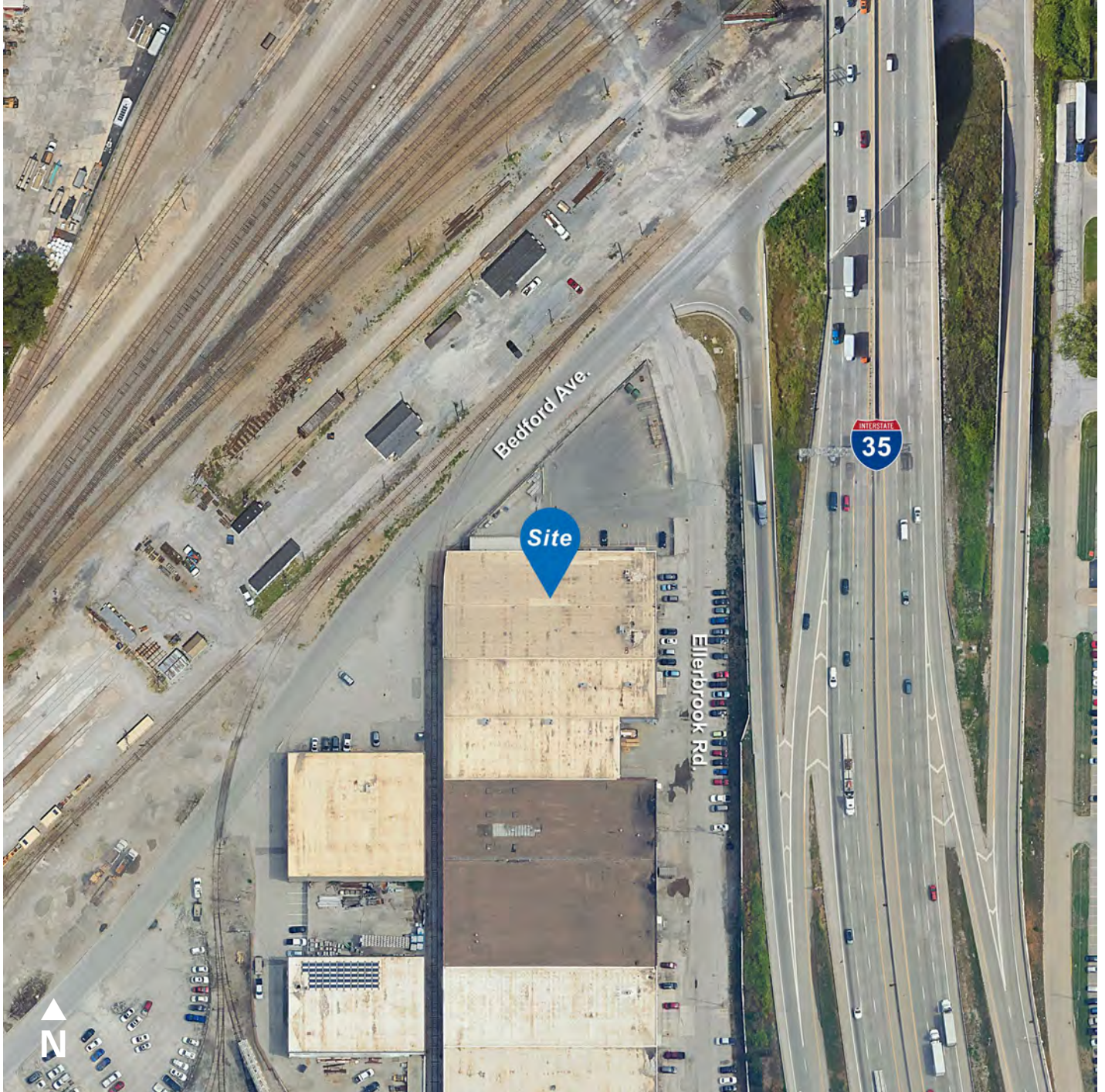


CONTACT

David J. Zimmer, SIOR
Vice Chairman, Principal
t 816-512-1001
dzimmer@nzimmer.com
nmrkzimmer.com



1123 BEDFORD AVENUE, NORTH KANSAS CITY, MISSOURI



CONTACT

David J. Zimmer, SIOR

Vice Chairman, Principal

t 816-512-1001

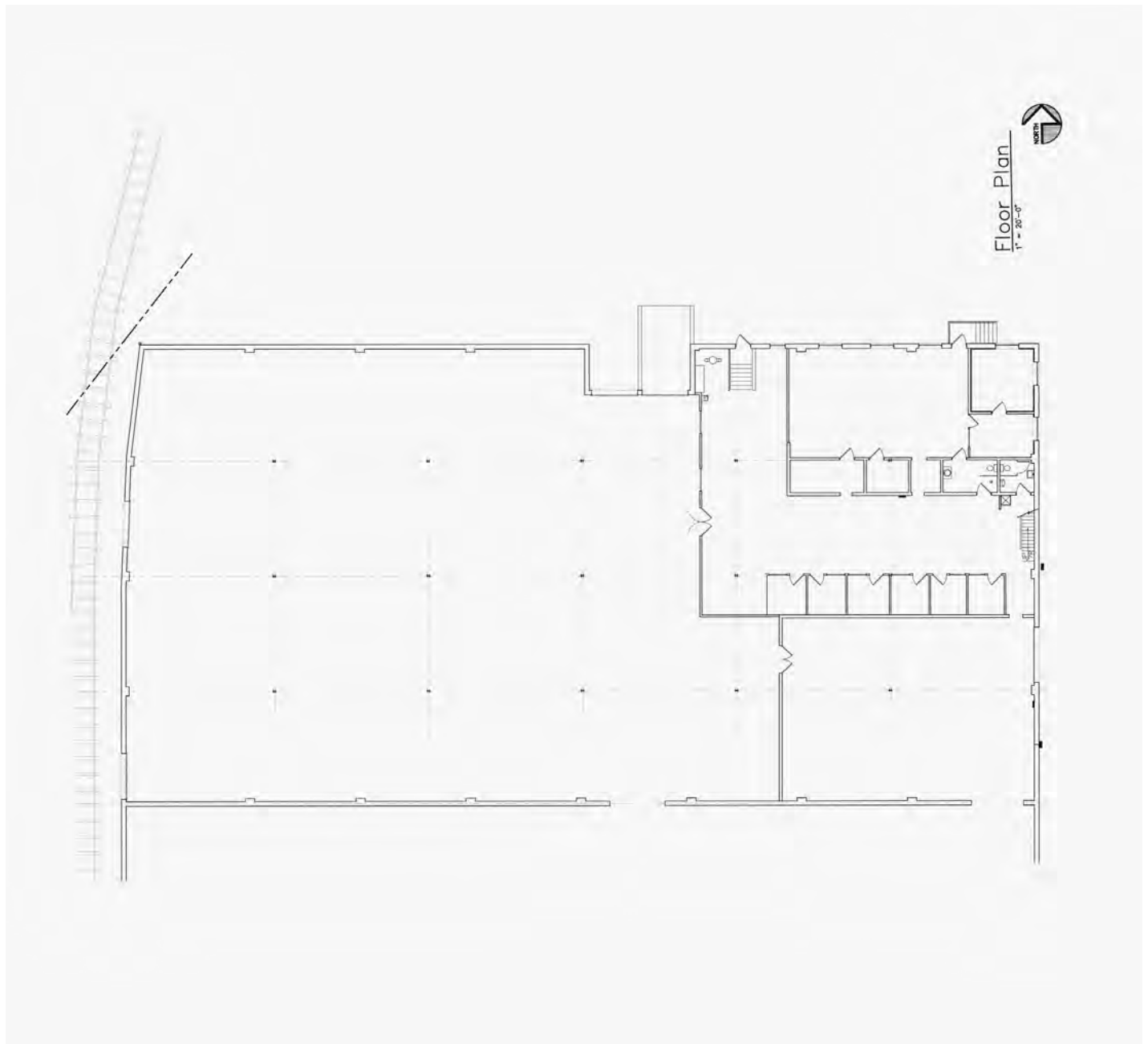
dzimmer@nzimmer.com

nmrkzimmer.com

NEWMARK
ZIMMER

1123 BEDFORD AVENUE, NORTH KANSAS CITY, MISSOURI

Floor Plan



CONTACT

David J. Zimmer, SIOR

Vice Chairman, Principal

t 816-512-1001

dzimmer@nzimmer.com

nmrkzimmer.com

NEWMARK
ZIMMER