



FOR SALE

975-999 Bedford Ave. | North Kansas City, MO

150,000^{+/-} Square Feet

Property Highlights

- Great North Kansas City location
- 5.0 +/- acres
- Outside storage
- Easy access to both I-35 and I-70
- Excellent re-development potential

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Property Type: Warehouse/Manufacturing
 Total Sq.Ft.: 150,000 +/- square feet
 Acreage: 5.0 +/- acres



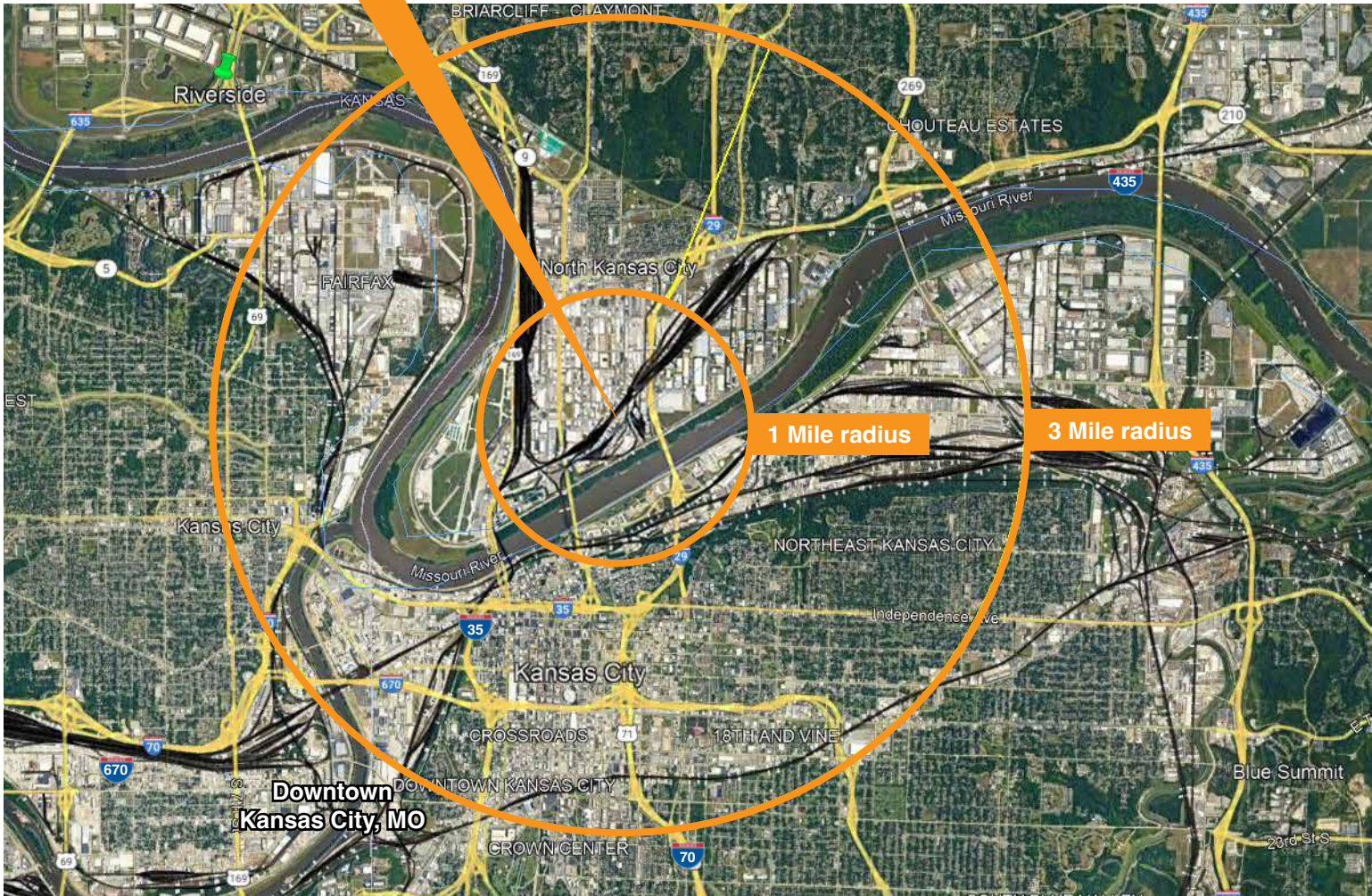
STRUCTURE

Total Sq.Ft.:	150,000 +/-	Office Sq.Ft.:	
999 Bedford	110,000 +/-	999 Bedford	4,000 & 3,500 +/-
975 Bedford	40,000 +/-	975 Bedford	None
Structure:		Lighting:	
999 Bedford	Brick and Concrete	999 Bedford	Flourescent and Metal Halide
975 Bedford	Metal and Concrete	975 Bedford	Flourescent and Metal Halide
Loading		Plant HVAC:	
999 Bedford	4DH	999 Bedford	Gas space heat
975 Bedford	8DH	975 Bedford	None
Clear Ht.:		Roof:	
999 Bedford	14'	999 Bedford	Built Up
975 Bedford	16.5'	975 Bedford	Built Up (south 1/2), TPO (north 1/2)
Column Spacing:		Floor:	
999 Bedford	15'x15'	999 Bedford	Concrete
975 Bedford	20'x33'	975 Bedford	Concrete
Sprinkler:		Year Built:	
999 Bedford	Yes - Dry	999 Bedford	1920's
975 Bedford	Yes - Dry	975 Bedford	1950's
Electrical Service:		Elevators	
999 Bedford	1200a, 277/480v, 3ph	999 Bedford	2
975 Bedford	100a, 120/208v	975 Bedford	None

SITE

UTILITIES

Size:	5.0 +/- Acres	Electricity:	KCPL
Zoning:	M2	Gas:	Spire
Parking:	50+	San sewer:	City
Outside Storage:	Yes	Water:	City



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<p>All information combined herein is from sources deemed reliable however, no representation or warranty is made to the accuracy thereof.</p>		<p>Mark Fountain, CCIM, SIOR mark@truenorthindustrial.com 816.223.6647</p>
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