

FOR SALE

197,000sf Office/Warehouse/Manufacturing Building



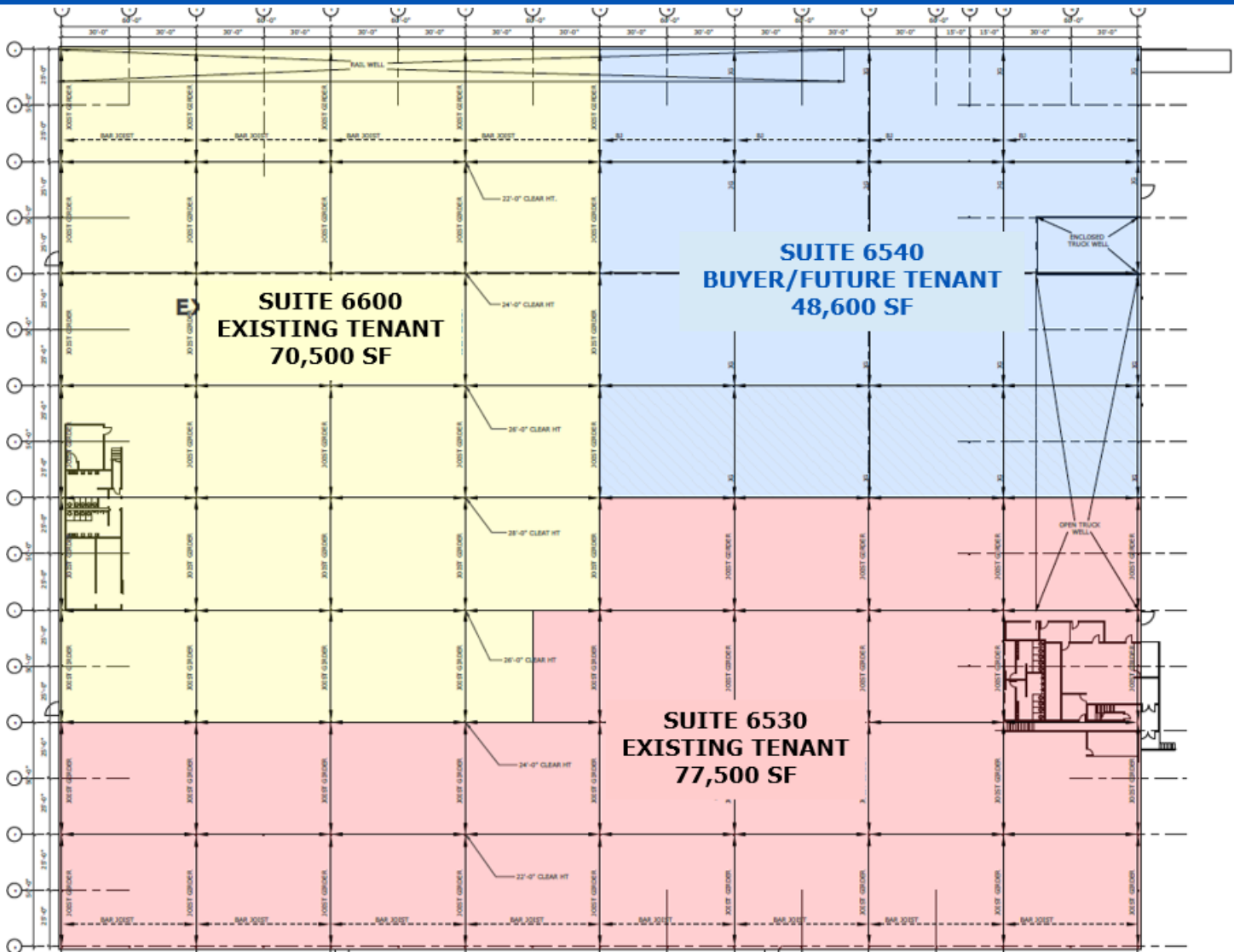
6520-6600 Winner Road, Kansas City, MO 64125

Property Features:

- 20'-28' clear height (majority >24')
- 50' X 60' column spacing
- 7.5" reinforced slab
- 17 docks, 2 drive-ins, 1 interior rail well with door
- Crane over recessed docks (14)
- 3000 Amps 480V 3-Phase Power
- Heated and sprinklered
- 10.5-Acre site
- Outside Storage Permitted
- 5 Minutes to I-435

Price: \$8,950,000 (\$45.44/sf)

Fully-Leased, but Considerable Flexibility



Investment Perspective

- About 50,000sf Available for a New Tenant or Purchaser. 126,000sf Possible.
- About 2 Years Remain on Both Leases
- Both Tenants May Stay Beyond Current Lease Terms