



FOR LEASE

999 Bedford Ave. | North Kansas City, MO

53,000[±] Square Feet

Property Highlights

- Great North Kansas City location
- Dock high loading
- Outside storage
- Easy access to both I-35 and I-70
- Economical industrial space

Contact:

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www.TrueNorthIndustrial.com

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Property Type: Warehouse/Manufacturing
Total Sq.Ft.: 53,000 +/- square feet



STRUCTURE

Total Sq.Ft:	53,000 +/- Sq. Ft.	Office Sq.Ft:	4,000 & 3,500 +/- Sq. Ft.
Structure:	Brick and Concrete	Lighting:	Flour., Metal Halide, T5
Loading:	Dock Highs	Plant HVAC:	Gas Space Heat
Clear height:	14'	Roof:	Built Up
Column Spacing:	15'x15'	Floor:	Concrete
Sprinkler:	Yes - Dry	Year Built:	1920s
Electrical Service:	1200a, 277/480v, 3ph	Elevators:	2

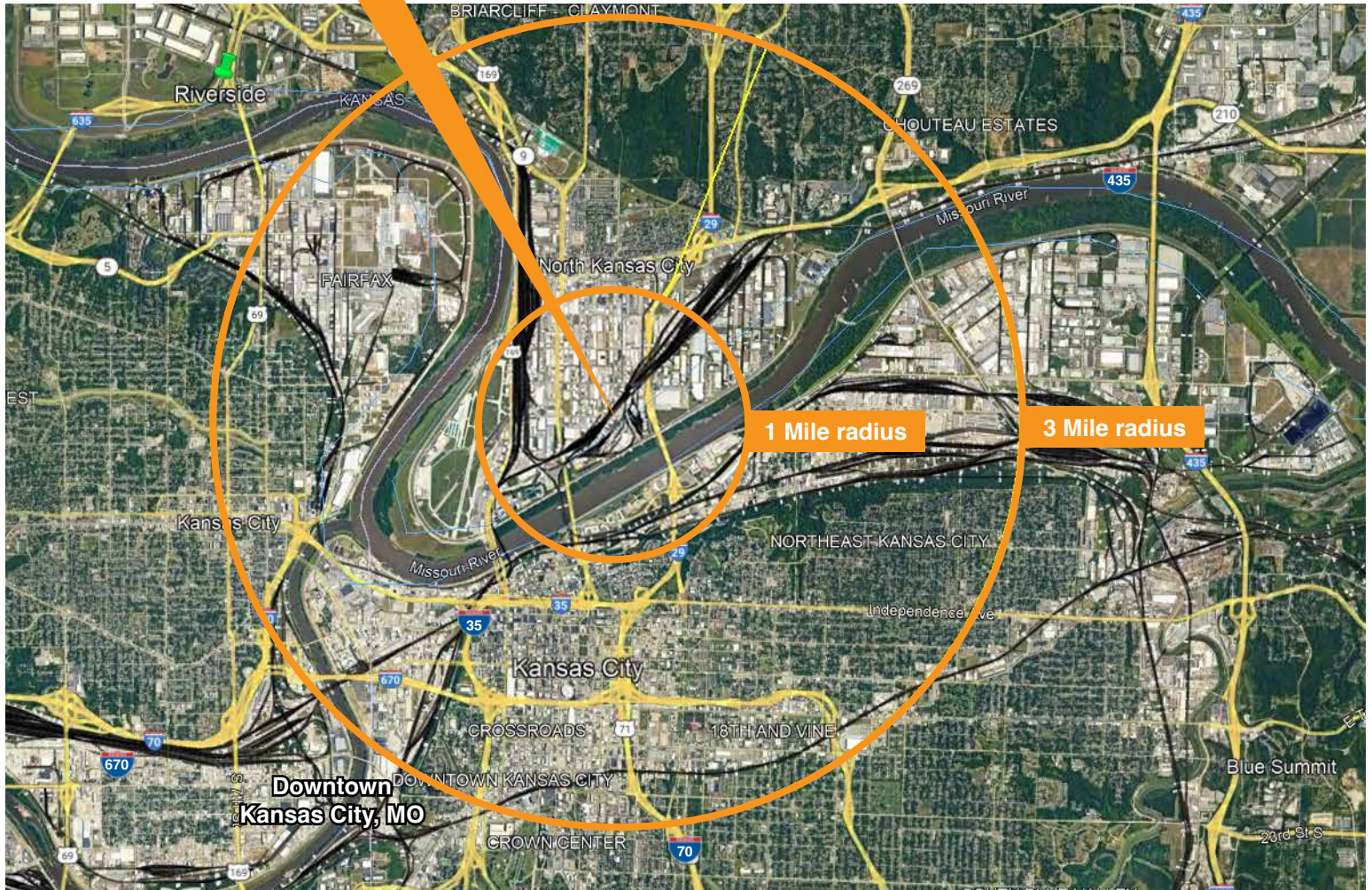
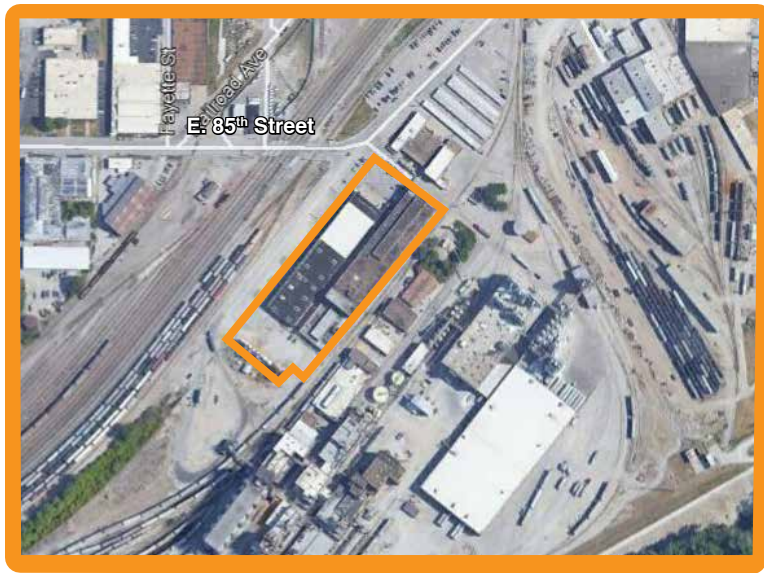
SITE

Size:	5.0 +/- Acres
Zoning:	M2
Parking:	50+
Outside Storage:	Yes

UTILITIES

Electricity:	KCPL
Gas:	Spire
San sewer:	City
Water:	City





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All information combined herein is from sources deemed reliable however, no representation or warranty is made to the accuracy thereof.



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