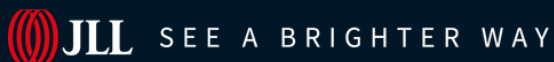




For Sublease

1202 Clay Street, Kansas City, MO
Up to ±62,985 SF Industrial Space Available



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Site Specifications

1202 Clay Street, Kansas City, MO

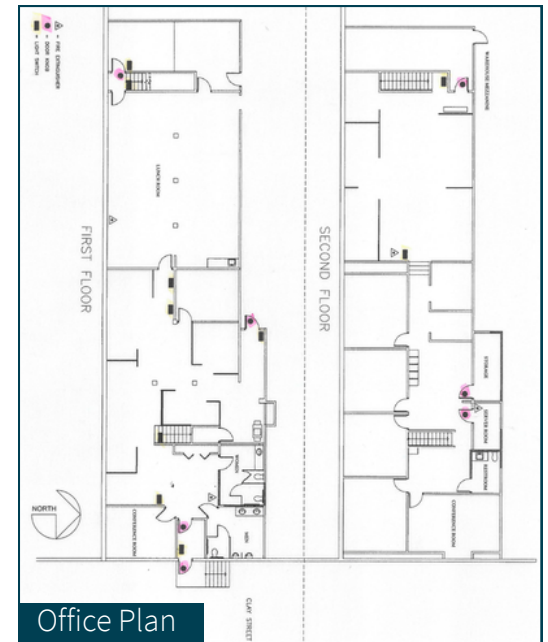
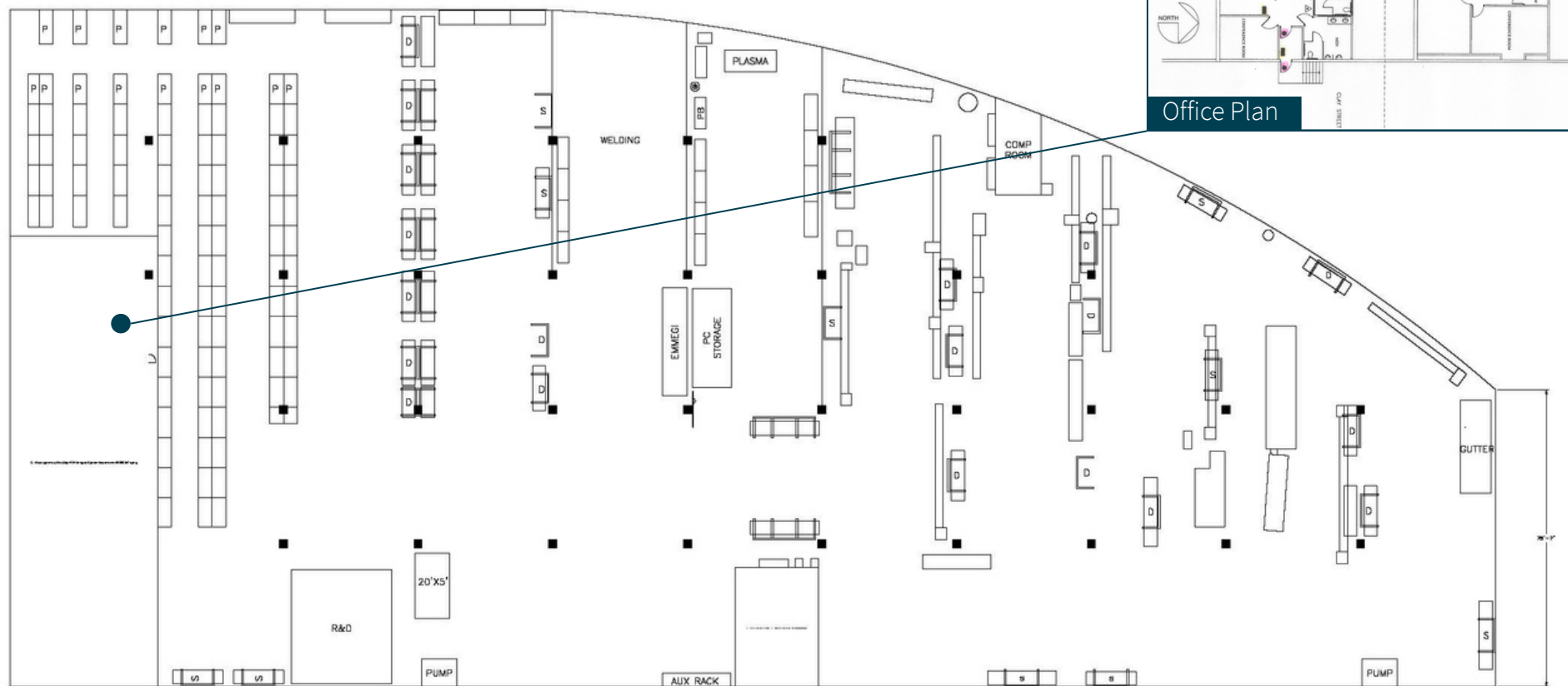
Building SF	±89,905 SF
Available SF	±62,985 SF
Office SF	±3,950 SF (Additional 3,950 SF 2 nd story office not included in footprint)
Building Class	B
Clear Height	22'
Loading	Eight (8) dock-high (1 Oversized 32' wide x 10' high); and two (2) Platform Dock positions
Trailer Parking	5 against building
Car Parking	22 surface spots
Electrical	600 amp 120/208V, 3 Phase
Year Built	1969
2025 Taxes	\$0.80/SF
Lease Rate	\$5.50/SF NNN
Sublease Term	Through 12/31/2028



Interior Photos



Building Plan



Site Aerial





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