

FOR LEASE > INDUSTRIAL BUILDING

4700 DERAMUS AVENUE

KANSAS CITY, MISSOURI



PROPERTY FEATURES

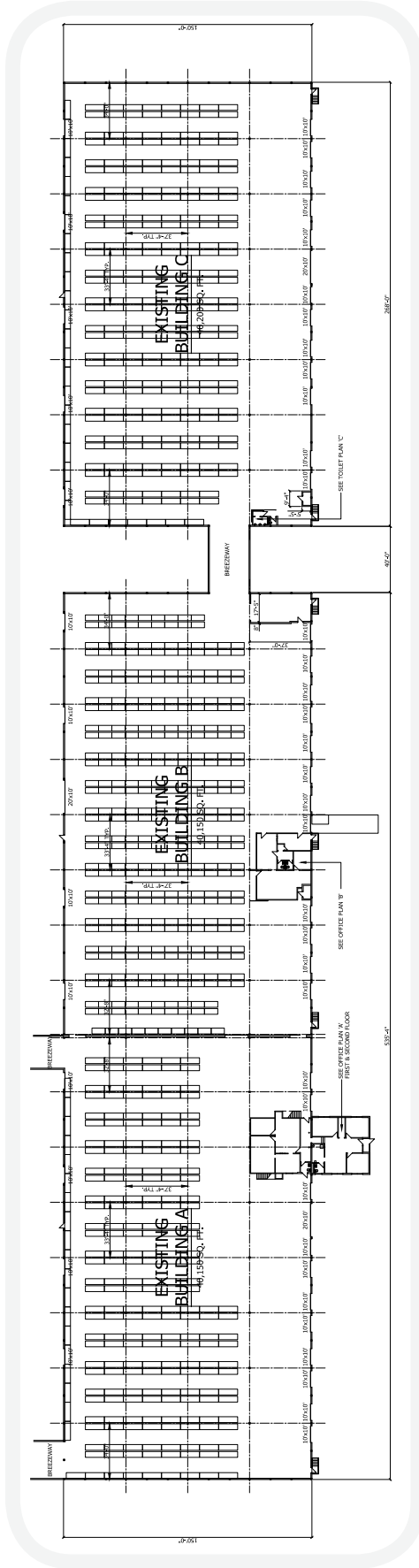
- > Total building area: 121,500± SF
- > Available SF: 40,200 - 121,500± SF
- > Office SF:
 - Building A: 1,900± SF
 - Building B: 960± SF
 - Building C: 100± SF
- > Clear height: 27'
- > Land area: 6.2± acres
- > Column spacing: 37'4" x 34'
- > Loading: 34 dock-high doors
 - 2 docks are 20'x10'
 - 4 docks are in sheltered area
- > Electrical service: heavy, 4,000+ amps; 480v and 240v services
- > Lighting: LED with motion sensors
- > Sprinkler: ESFR
- > Lease rate: \$4.25/SF gross

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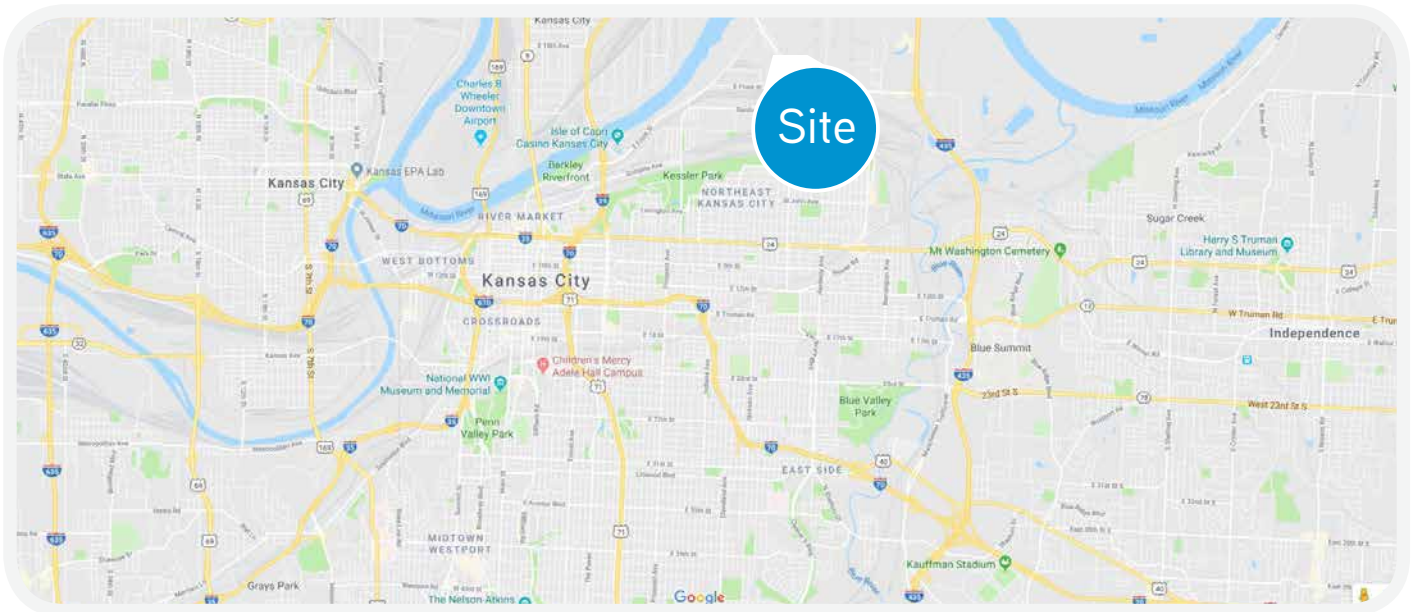
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FLOOR PLAN



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