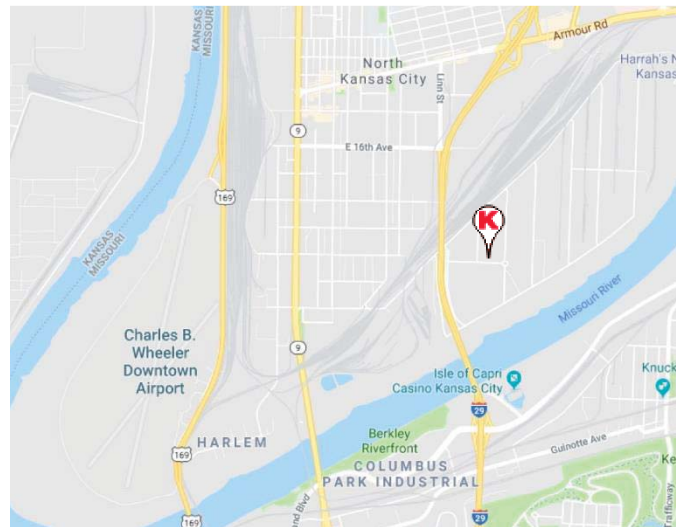


1234 Quebec Street North Kansas City, MO



16,650 SF Office/Warehouse For Lease

- 1,500 SF New Office Area
- 2 Dock-High and 1 Drive-In Loading Doors
- Fenced Outside Yard
- Active BNSF Rail
- No KCMO E-Tax



PAUL FOGEL, SIOR pf@karbank.com

THE BARNEY BUILDING
2000 SHAWNEE MISSION PARKWAY
SUITE 400
MISSION WOODS, KANSAS 66205

INDUSTRIAL | OFFICE | COMMERCIAL
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REAL ESTATE COMPANY

1234 Quebec North Kansas City, MO

County:	Clay	Zip:	64116
Building Area:	16,650 SF	Land Area:	.5 Acres
Building Dimensions:		Land Dimensions:	300' x 72'
Office Area:	1,500 SF	Zoning:	M-1
Type Construction:	Masonry Brick	Condition:	Good
Year Built:	1970	Floors:	One
Ceiling Height:	16'	Floor Type:	Concrete
Column Spacing:	30 'x 35'	Roof Type:	Single-Ply Membrane
Parking:	26 Spaces	Plans Available:	Yes
Truck Docks:	Two	Drive-In Doors:	One
Dock Door Sizes:	8' x 9'	Drive-In Door Sizes:	10' x 10'
Dock Levelers:	2 Edge of Dock	Rail Service:	Yes - BNSF
Sprinkler Type:	None	Car Spots:	One
Lighting Type:	LED	Heat Type:	Gas - A/C in Office
Electric Service:	600 Amp 240/480 V 3 Phase	Restrooms:	Three
Lease Price (SF/YR):	\$4.50 PSF Gross	Sale Price:	N/A
Lease Price (MO):	\$6,243.75/Month	Sale Terms:	N/A
Lease Type:	Industrial Gross	Exist. Financing:	N/A
Lease Term:	Flexible	R.E. Taxes:	\$9,900/Year
Date Available:	7/1/2018	Insurance:	\$2,497/Year

Comments:

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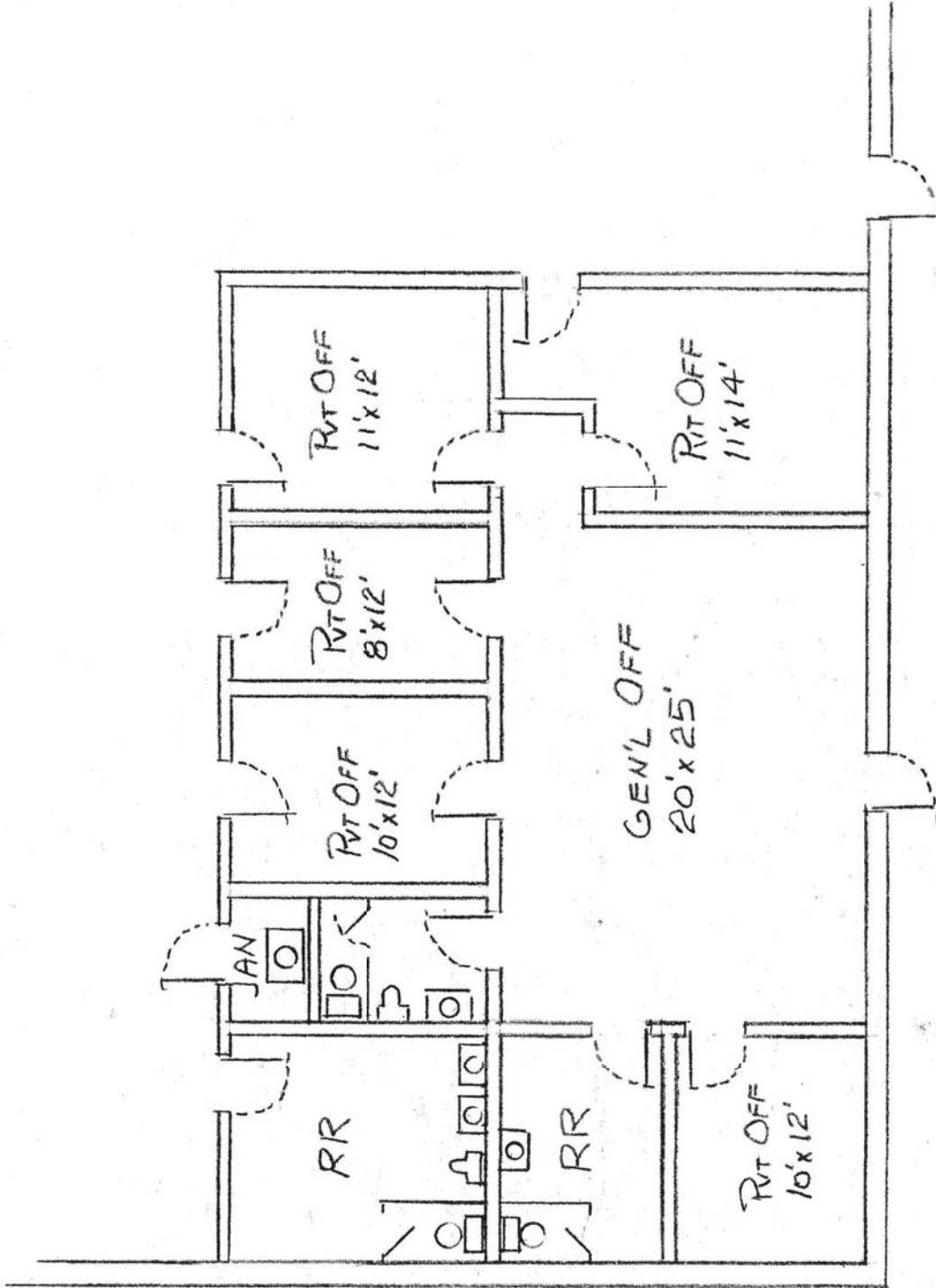
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KARBANK REAL ESTATE COMPANY <small>THE BARNEY BUILDING 2000 SHAWNEE MISSION PARKWAY SUITE 400 MISSION WOODS, KANSAS 66205 KARBANK.COM</small>	ADDRESS 1234 Quebec Street North Kansas City, MO	TOTAL SF 16,650 SF	DATE 5-16-2018	
	PLAN TYPE Office Floor Plan	TOTAL OFFICE SF 1,500 SF	SCALE N/A	