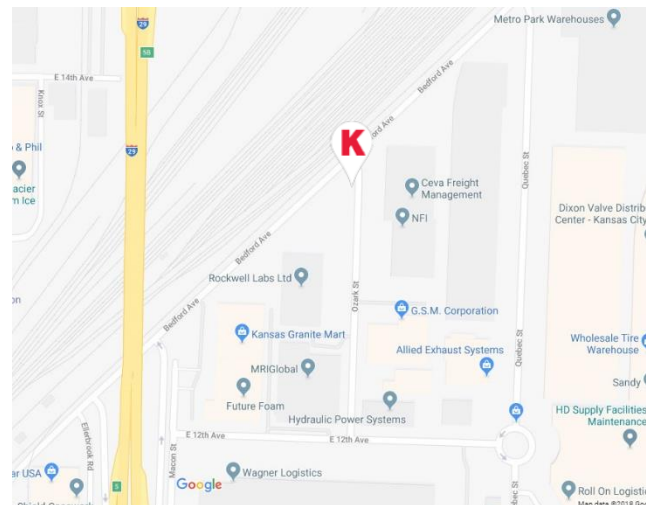


## 1501 Bedford Avenue North Kansas City, MO



### 22,588 SF Office/Warehouse FOR LEASE

- 2,914 SF Office Area
- 2 Dock-High Doors
- 18' Ceilings
- Wet Sprinkler
- LED Lighting
- Excellent Condition



PAUL FOGEL, SIOR [pf@karbank.com](mailto:pf@karbank.com)

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

INDUSTRIAL | OFFICE | COMMERCIAL  
BROKERAGE & DEVELOPMENT  
ESTABLISHED 1950

816.221.4488 MAIN  
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REAL ESTATE COMPANY

## 1501 Bedford Avenue North Kansas City, MO

<b>County:</b>	Clay	<b>Zip:</b>	64116
<b>Building Area:</b>	22,588 SF	<b>Land Area:</b>	1.75 Acres
<b>Building Dimensions:</b>		<b>Land Dimensions:</b>	
<b>Office Area:</b>	2,914 SF	<b>Zoning:</b>	M-1
<b>Type Construction:</b>	Block/Brick	<b>Condition:</b>	Excellent
<b>Year Built:</b>	1960	<b>Floors:</b>	1
<b>Ceiling Height:</b>	18'	<b>Floor Type:</b>	5" Reinforced Concrete
<b>Column Spacing:</b>	25 'x 30'	<b>Roof Type:</b>	Single-Ply Membrane
<b>Parking:</b>	25 Spaces	<b>Plans Available:</b>	Yes
<b>Truck Docks:</b>	2	<b>Drive-In Doors:</b>	1
<b>Dock Door Sizes:</b>	8' x 10'	<b>Drive-In Door Sizes:</b>	8' x 10'
<b>Dock Levelers:</b>	2 Edge of Dock	<b>Rail Service:</b>	Yes - BNSF
<b>Sprinkler Type:</b>	Wet	<b>Car Spots:</b>	2
<b>Lighting Type:</b>	LED	<b>Heat Type:</b>	Forced Air-Gas
<b>Electric Service:</b>	200 Amp 240 Volt 3 Phase, 4 Wire	<b>Restrooms:</b>	3
<b>Lease Price (SF/YR):</b>	\$4.50 PSF Gross	<b>Sale Price:</b>	N/A
<b>Lease Price (MO):</b>	\$8,470.50/Month	<b>Sale Terms:</b>	N/A
<b>Lease Type:</b>	Industrial Gross	<b>Exist. Financing:</b>	N/A
<b>Lease Term:</b>	3-5 Years	<b>R.E. Taxes:</b>	
<b>Date Available:</b>	3-1-2019	<b>Insurance:</b>	

### Comments:

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