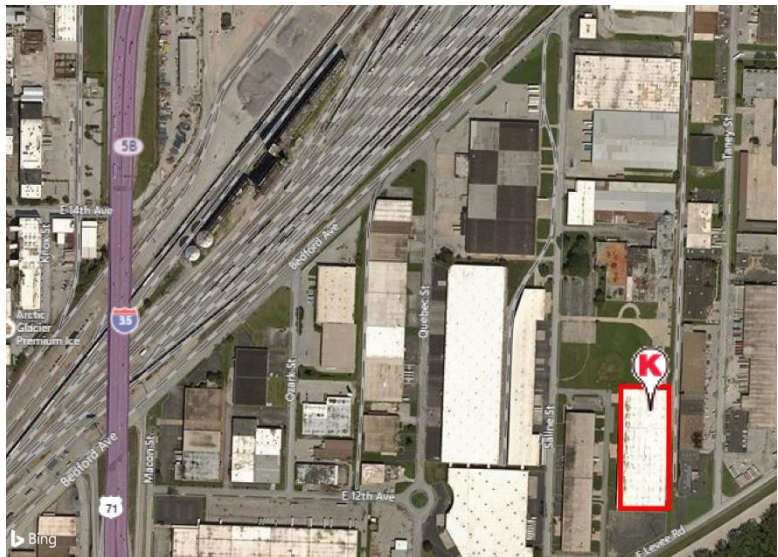


## 1836 Levee Road North Kansas City, MO



### 40,000 SF Office/Warehouse Building FOR LEASE

- 638 SF Office Area
- 4 Dock-High Loading Doors
- 42' x 40' Column Spacing
- 22' Clear Ceiling Height
- T-5 Lighting
- Wet Sprinkler
- No Earnings Tax



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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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## 1836 Levee Road North Kansas City, MO

<b>County:</b>	Clay	<b>Zip:</b>	64116
<b>Building Area:</b>	40,000 SF	<b>Land Area:</b>	90,000 SF
<b>Building Dimensions:</b>	250' x 150'	<b>Land Dimensions:</b>	300' x 300'
<b>Office Area:</b>	638 SF	<b>Zoning:</b>	M-1
<b>Type Construction:</b>	Masonry	<b>Condition:</b>	Excellent
<b>Year Built:</b>	1969	<b>Floors:</b>	One
<b>Ceiling Height:</b>	22'	<b>Floor Type:</b>	6" Concrete
<b>Column Spacing:</b>	42' x 40'	<b>Roof Type:</b>	EPDM
<b>Parking:</b>	10-15 Spaces	<b>Plans Available:</b>	Yes
<b>Truck Docks:</b>	4	<b>Drive-In Doors:</b>	0
<b>Dock Door Sizes:</b>	10' x 10'	<b>Drive-In Door Sizes:</b>	0
<b>Dock Levelers:</b>	None	<b>Rail Service:</b>	BNSF
<b>Sprinkler Type:</b>	Wet	<b>Car Spots:</b>	2
<b>Lighting Type:</b>	T-5 Lighting	<b>Heat Type:</b>	OH Gas
<b>Electric Service:</b>	125 Amp 208 Volt Single Phase	<b>Restrooms:</b>	Two
<b>Lease Price (SF/YR):</b>	\$3.95 SF	<b>Sale Price:</b>	N/A
<b>Lease Price (MO):</b>	\$14,171.63	<b>Sale Terms:</b>	
<b>Lease Type:</b>	Gross	<b>Exist. Financing:</b>	
<b>Lease Term:</b>	3-5 Years	<b>R.E. Taxes:</b>	
<b>Date Available:</b>	30 Days	<b>Insurance:</b>	

### Comments:

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