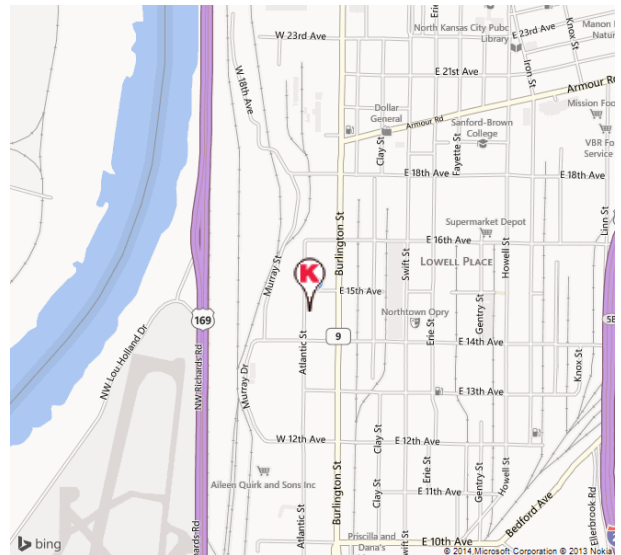


## 24 W. 15<sup>th</sup> Avenue North Kansas City, MO



### 5,863 SF Office/Warehouse FOR LEASE

- 3,465 SF class "A" office area
- Dock-high and drive-in loading
- Fenced outside storage yard
- No earnings tax
- Immediate access to I-35 & I-29



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

INDUSTRIAL | OFFICE | COMMERCIAL  
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REAL ESTATE COMPANY

## 24 W. 15<sup>th</sup> Avenue North Kansas City, MO

<b>County:</b>	Clay	<b>Zip:</b>	64116
<b>Building Area:</b>	5,863 SF	<b>Land Area:</b>	.8 Acres
<b>Building Dimensions:</b>	Irregular	<b>Land Dimensions:</b>	200' x 200'
<b>Office Area:</b>	3,645 SF	<b>Zoning:</b>	M-1
<b>Type Construction:</b>	Masonry Block	<b>Condition:</b>	Excellent
<b>Year Built:</b>	1960	<b>Floors:</b>	One 5''
<b>Ceiling Height:</b>	12' - 16'	<b>Floor Type:</b>	Poured concrete
<b>Column Spacing:</b>	20' x 25'	<b>Roof Type:</b>	Built-in TAG
<b>Parking:</b>	75 Spots	<b>Plans Available:</b>	Yes
<b>Truck Docks:</b>	One	<b>Drive-In Doors:</b>	One
<b>Dock Door Sizes:</b>	8' x 8'	<b>Drive-In Door Sizes:</b>	8' x 8'
<b>Dock Levelers:</b>	Zero	<b>Rail Service:</b>	No
<b>Sprinkler Type:</b>	Wet	<b>Car Spots:</b>	N/A
<b>Lighting Type:</b>	Metal Halide	<b>Heat Type:</b>	OH Gas
<b>Electric Service:</b>	200a, 240u, 3DH	<b>Restrooms:</b>	Three
<b>Lease Price (SF/YR):</b>	\$9.50/SF	<b>Sale Price:</b>	N/A
<b>Lease Price (MO):</b>	\$4,641.54/MO	<b>Sale Terms:</b>	N/A
<b>Lease Type:</b>	Gross	<b>Exist. Financing:</b>	N/A
<b>Lease Term:</b>	3-5 Years	<b>R.E. Taxes:</b>	N/A
<b>Date Available:</b>	6-1-2014	<b>Insurance:</b>	N/A

### Comments:

- Excellent access to I-35 & I-29

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