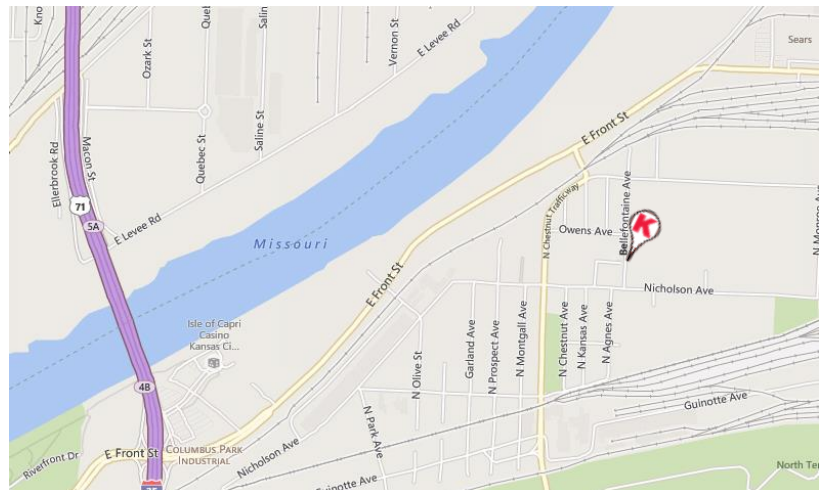


822 N. Bellefontaine Avenue Kansas City, MO



25-Door Truck Terminal FOR LEASE

- 9,000 SF Building
- 25 Dock-High Doors
- 2 Acres of Fenced and Paved Outside Storage
- 1,800 SF New Office Area
- 1 Drive-In Loading Door
- New Overhead Doors
- New T-5 Lighting



PAUL FOGEL, SIOR pf@karbank.com

JOHN DELZER jd@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
816.221.4494 FAX
KARBANK.COM



REAL ESTATE COMPANY

822 N. Bellefontaine Avenue Kansas City, MO

County:	Jackson	Zip:	64120
Building Area:	9,000 SF	Land Area:	2 Acres
Building Dimensions:		Land Dimensions:	
Office Area:	1,800 SF	Zoning:	M2B
Type Construction:	Masonry	Condition:	Good
Year Built:	1960	Floors:	One
Ceiling Height:	10' - 14'	Floor Type:	5" Reinforced Concrete
Column Spacing:	Free-Span	Roof Type:	Built-Up Tar & Gravel
Parking:	Ample	Plans Available:	No
Truck Docks:	25	Drive-In Doors:	One
Dock Door Sizes:	8' x 10'	Drive-In Door Sizes:	8' x 10'
Dock Levelers:	20	Rail Service:	None
Sprinkler Type:	None	Car Spots:	N/A
Lighting Type:	T-5	Heat Type:	Forced-Air Gas
Electric Service:	200 Amp, 240 Volt, 3 Phase	Restrooms:	Two
Lease Price (SF/YR):	\$250/Door/Month	Sale Price:	
Lease Price (MO):	\$6,250	Sale Terms:	
Lease Type:	Net	Exist. Financing:	
Lease Term:	3-5 Years	R.E. Taxes:	
Date Available:	Immediately	Insurance:	

Comments:

- Overhead doors, office, and T-5 lights are new.
- 2 acres of fenced and paved trailer storage.
- Drive time to Kansas City International Airport is 22 minutes.

PAUL FOGEL, SIOR pf@karbank.com

JOHN DELZER jd@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
816.221.4494 FAX
KARBANK.COM