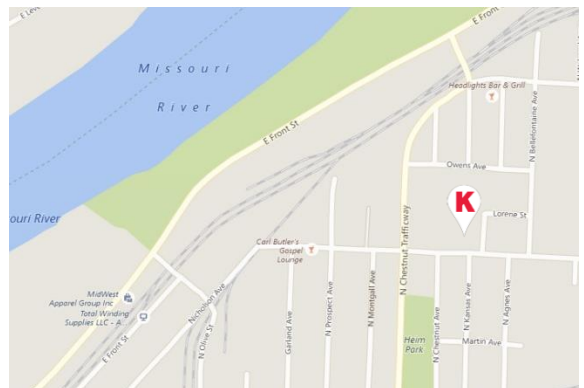


950 N. Kansas Avenue Kansas City, MO



7,500 SF Office/Warehouse/Service Building FOR LEASE

- 1,300 SF Office
- Large Outside Storage Area
- 6 Drive-In Doors
- Excellent Service Facility



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

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950 N. Kansas Avenue Kansas City, MO

County:	Jackson	Zip:	64120
Building Area:	7,500 SF	Land Area:	1.15 Acres
Building Dimensions:	125' x 60'	Land Dimensions:	Irregular
Office Area:	1,300 SF	Zoning:	M2A
Type Construction:	Concrete Masonry	Condition:	Average
Year Built:	1960's	Floors:	One
Ceiling Height:	18'	Floor Type:	Concrete
Column Spacing:	Clear Span	Roof Type:	Built-Up
Parking:		Plans Available:	No
Truck Docks:	None	Drive-In Doors:	Six
Dock Door Sizes:		Drive-In Door Sizes:	14' x 16'
Dock Levelers:		Rail Service:	None
Sprinkler Type:		Car Spots:	N/A
Lighting Type:	Fluorescent	Heat Type:	OH Gas
Electric Service:	TBD	Restrooms:	
Lease Price (SF/YR):	\$9.60 PSF	Sale Price:	N/A
Lease Price (MO):	\$6,000/month	Sale Terms:	N/A
Lease Type:	Industrial Gross	Exist. Financing:	N/A
Lease Term:	3-5 Years	R.E. Taxes:	N/A
Date Available:		Insurance:	

Comments:

- Large outside storage area
- Excellent service facility
- Close proximity to Highway

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