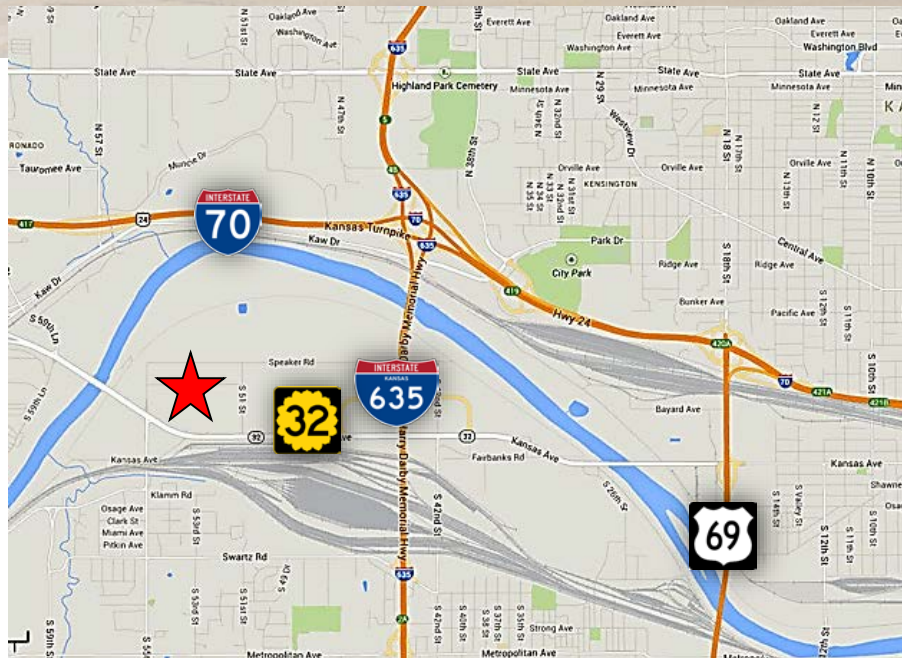


30,000± - 105,815± SF AVAILABLE



- Total available 105,815± SF
- Divisible down to 30,000± SF
- Excellent access to I-635 & I-70
- Wet sprinkler system
- T-5 lighting with motion sensors
- Heavy power
- Potential for additional trailer storage
- Ample parking
- Rail-served

TOTAL SQUARE FEET	105,815± SF
LEASE RATE	\$4.25 PSF Gross Industrial



KESSINGER/HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
816.842.2690
www.kessingerhunter.com

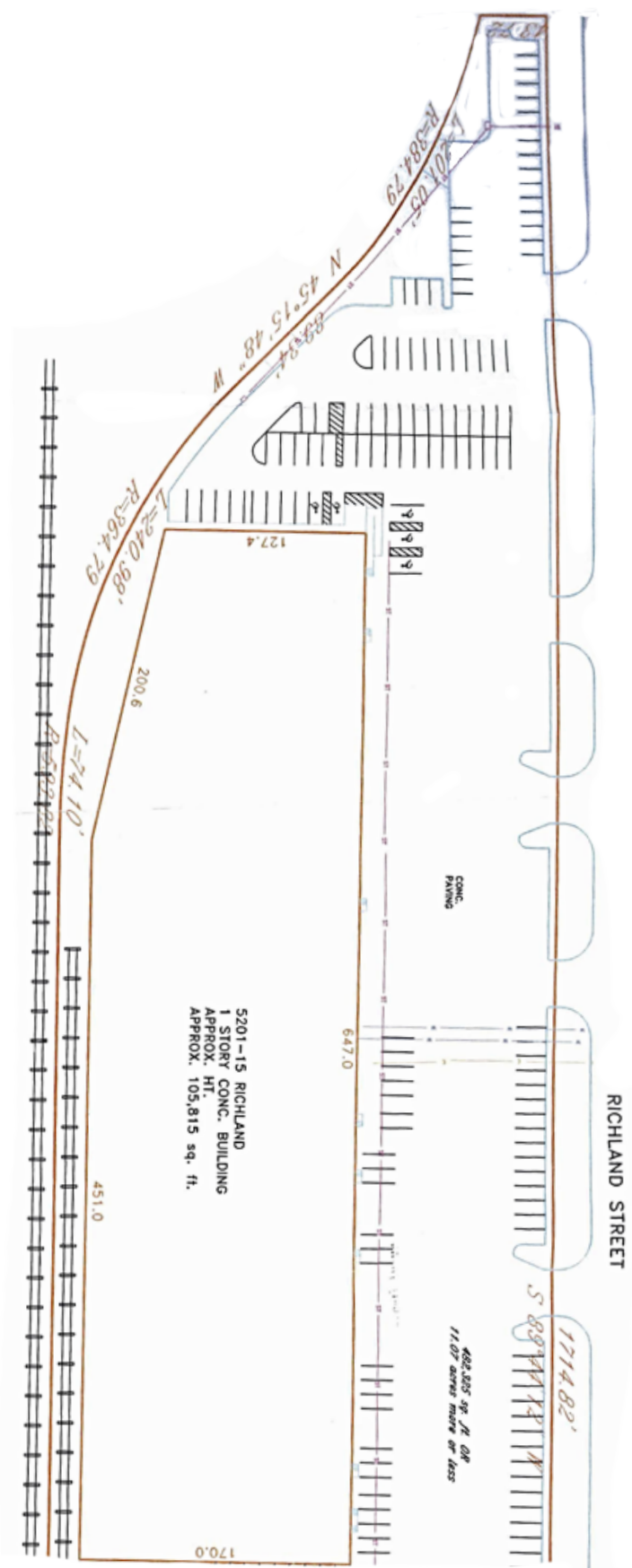
Information subject to verification and no liability for errors or omissions is assumed. Price subject to change. Updated 2/4/16
To unsubscribe, please click on the link: khlistings@kessingerhunter.com

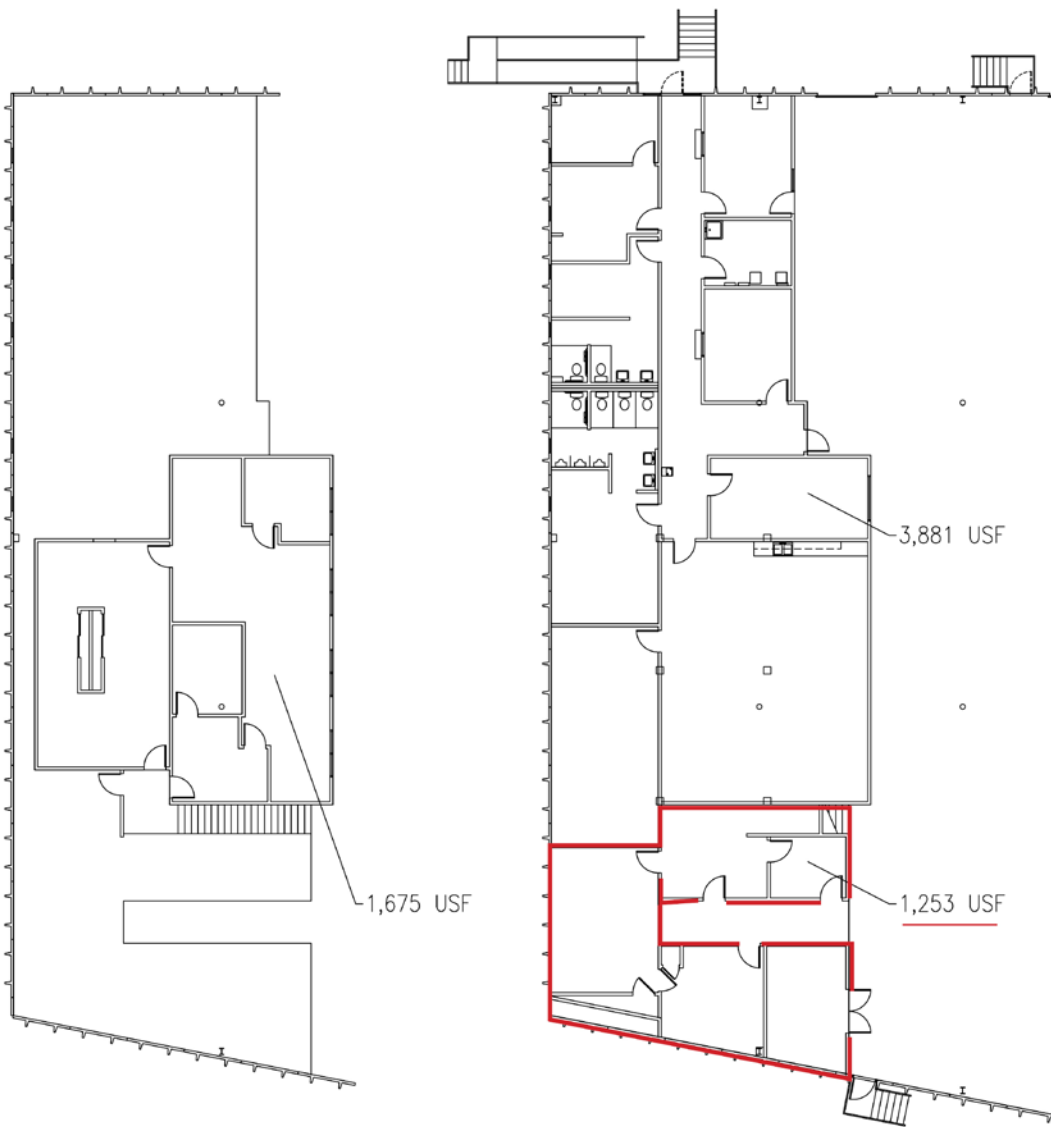
5215 RICHLAND AVENUE, KANSAS CITY, KANSAS 66106

Industrial for Lease

PROPERTY FEATURES

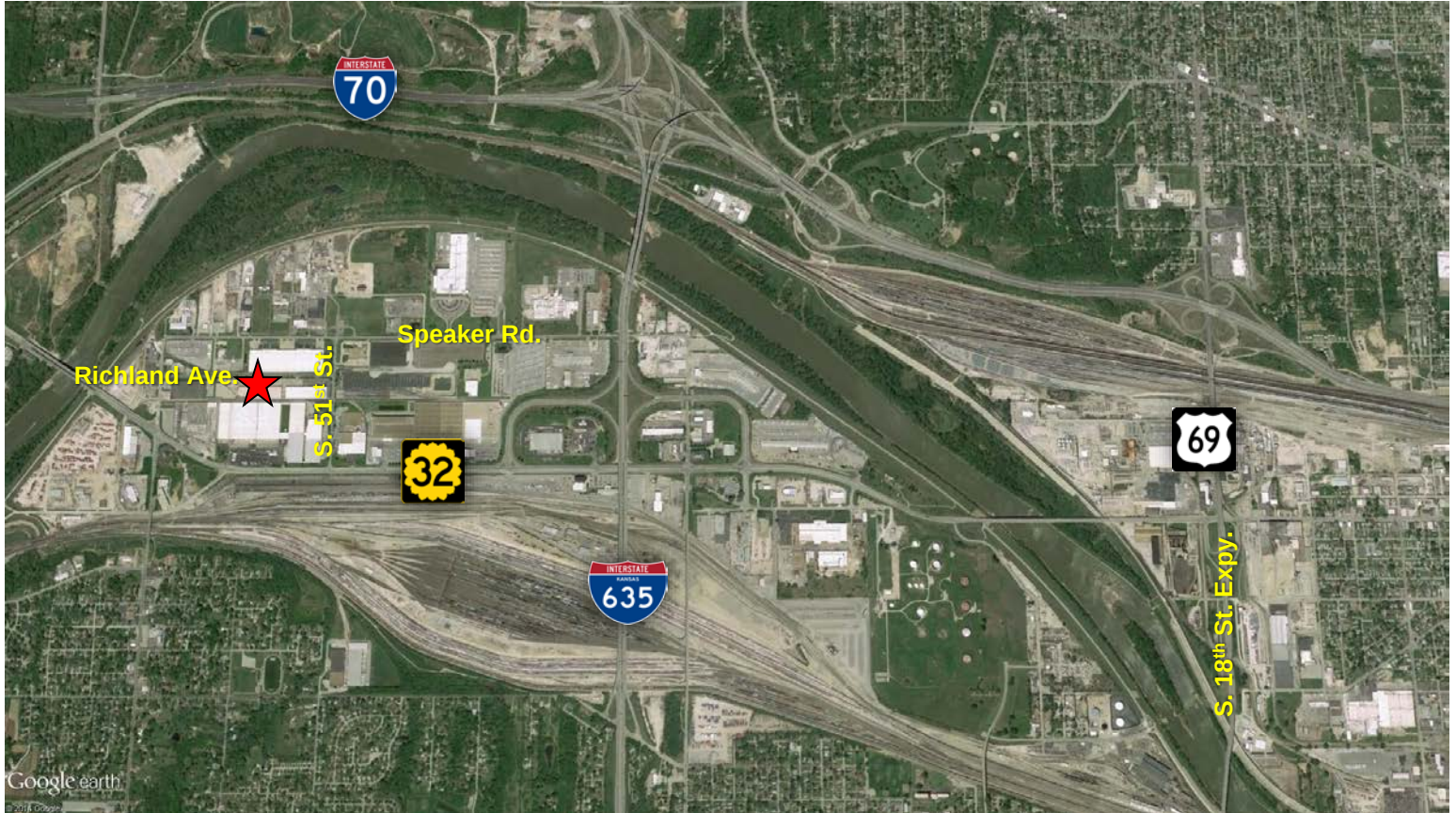
- Total building size – 105,815± SF
- Divisible down to 30,000± SF
- Office 5,134± - 6,809± SF
- Newly installed 2014 TPO roof
- Zoned M-3 (Industrial)
- Building construction - Pre-cast concrete and masonry walls (10') with balance of walls formed by insulated metal panels
- Ample parking for cars and trailers
- Potential for additional 50,284± SF adjacent lot for parking and trailer storage
- Ceiling mounted gas heaters
- 20' – 25' clear height
- 21 (8' x 10') "TKO Heavyweight" dock-high doors, equipped with dock lights, automatic doors, dock restraints, and dock shelters
 - 17 pit levelers
 - 4 edge of dock levelers
- T-5 warehouse lighting with motion sensors
- Column spacing is 28' (E-W) x 42'6" (N-S)
- 2,225 amp, 277/480 volt 3-phase power
- Wet sprinkler system
- Utilities provided by: Kansas Gas and Kansas City BPU





5215 RICHLAND AVENUE, KANSAS CITY, KANSAS 66106

Industrial for Lease



For more information, please contact:

MICHAEL WATSON
Industrial Brokerage
816.936.8533
mwatson@kessingerhunter.com

KESSINGER/HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
816.842.2690
www.kessingerhunter.com

Information subject to verification and no liability for errors or omissions is assumed. Price subject to change. Updated 02/04/16
To unsubscribe, please click on the link: khlistings@kessingerhunter.com