

EXECUTIVE PARK

1750 N. TOPPING AVENUE
KANSAS CITY, MISSOURI 64120

WAREHOUSE FOR LEASE WITH DOCK-HIGH LOADING | 18,717± SF

PROPERTY FEATURES

- Five dock-high doors (8' W x 10' H)
- 22' – 24' 10" clear height
- 24' (N-S) x 50' (E-W) column spacing
- Wet sprinkler system
- Excellent access to I-35 and Highway I-435
- Potential to be rail-served (Kansas City Southern)
- **1,000 SF of build-to-suit office included in the Lease Rate**



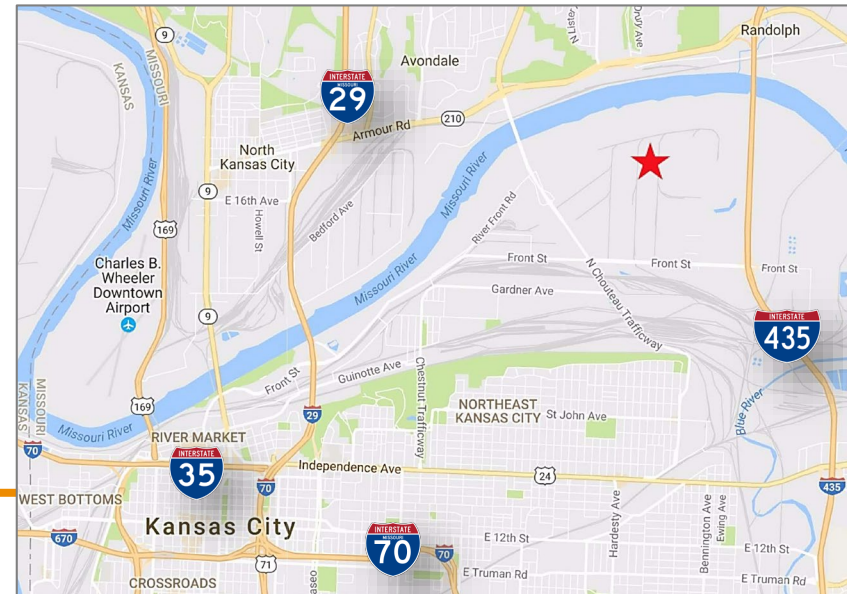
ADDITIONAL INFO

PREMISES	18,717± SF
LEASE RATE	\$3.25 PSF Net \$.70 PSF Taxes, \$.08 Insurance, \$.44 CAM (estimate)

For more information, please contact:

MICHAEL WATSON
Principal, Industrial Brokerage
816.936.8533 direct
mwatson@kessingerhunter.com

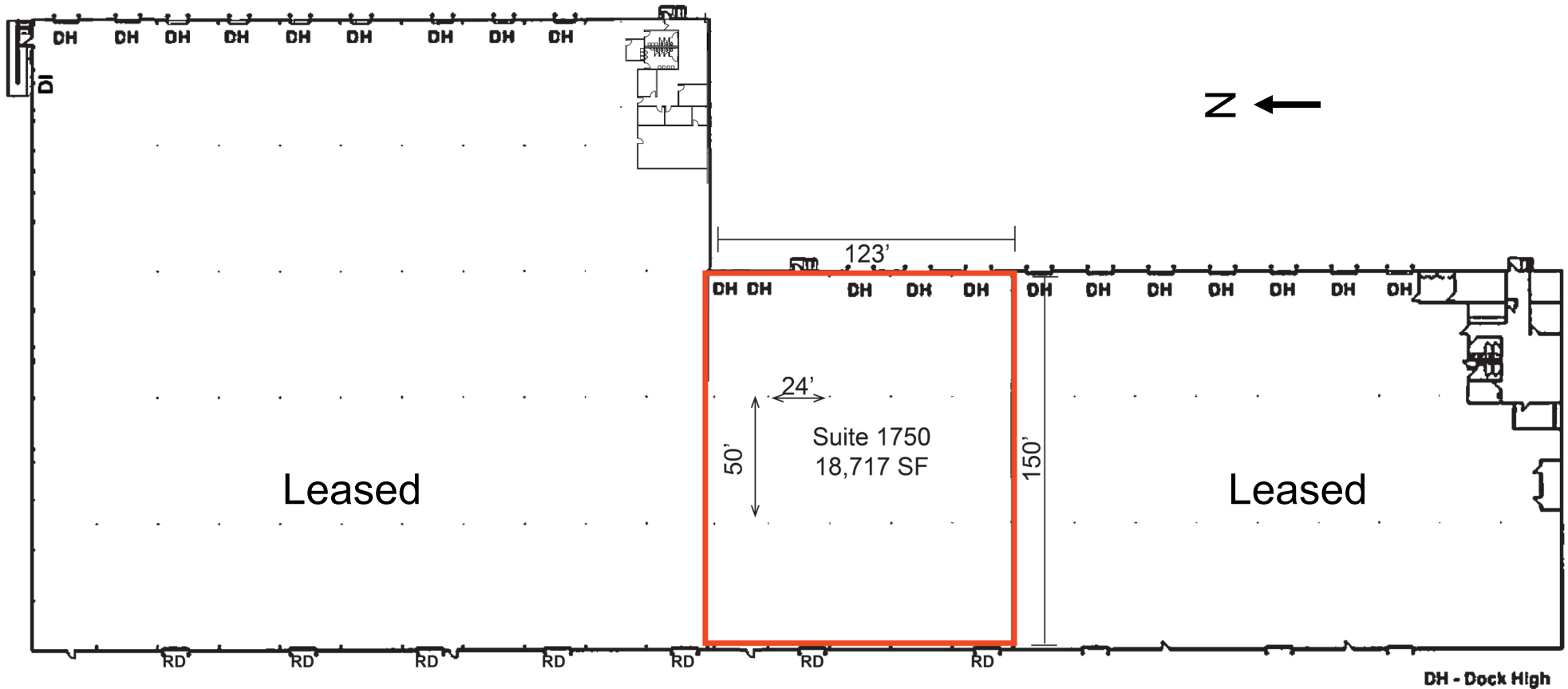
KESSINGER/HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
816.842.2690
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