

# Paseo Industrial Park

Located at 1600-1840 Vernon Street, 1925 Bedford Avenue

# For Lease



## Excellent Location in Business Friendly, North Kansas City

- 22' clear with wet sprinkler system
- Dock and drive-in loading
- 10 minutes to downtown
- Outside storage/trailer parking available
- 192,390 SF multi tenant building

## For more information:

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## Building Specs

Building SF:	192,390 Square Feet
Bay Size:	Typical bays are 6,665 square feet, measuring 215' x 31'. Recessed dock bays are 5,766 square feet, measuring 186' x 31'.
Land Area:	10 +/- acres can use for outside storage/trailer parking at SWC of Bedford and Vernon
Built:	Renovated in 2007
Ceiling Height:	22' Clear – (21'9" Minimum Clearance at East Edge (Docks) to 23' Minimum at West Edge)
Sprinkler:	Wet system, with fire pump
Building Loading:	27 Docks as follows: 18 recessed 10'x10' - 9 with 25,000 lb pit levelers; 3 existing 10'x10' - 1 with 25,000 lb pit leveler; 6 existing 8'x10' - 3 with 25,000 lb pit leveler; (see plan detail on loading)
Electrical:	3 Phase, 600 Amps (120/208 V) Services (multiple)
Rail Service:	BNSF - KAW Valley Railroad does switching (not currently in use)
Rail Doors:	14 -10'x10' and 1-12' x 14'
Roof:	4-ply built up; new 12/30/99 on 1600-1800 Vernon
Construction:	Brick and Block
Parking:	200+, with additional land to the north for more parking and truck/trailer parking.
Column Spacing:	31' by 31'
Truck Court:	All original docks are 63' from edge of dock to street curb Line. Recessed docks are 93' from edge of dock to the street curb line.
Lighting:	LED augmented by skylights and clerestory windows on the east and west elevation
Heating:	All spaces have ventilation fans/boxes along the west elevation
Skylights/ Windows:	Celestory windows for natural light along east and west upper walls in south end. Skylights also provide natural light in both north and south ends.
Fiber Optic Provider:	liNKCity, <a href="http://www.linkcity.org">www.linkcity.org</a> /Google Fiber
CAM (2020 Est.):	\$0.19 PSF

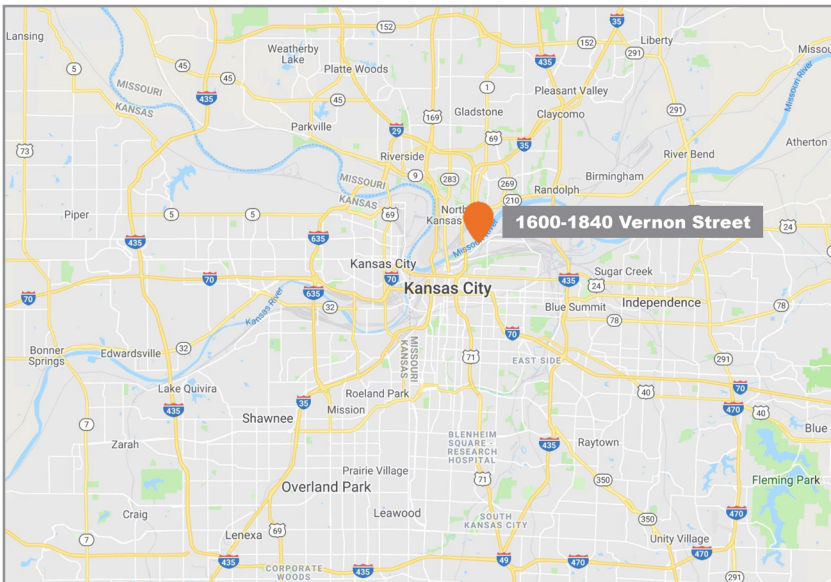
## Suite 1925 Bedford Building Specs

Loading:	3 dock-high doors - 2 with pit levelers and 1 with a 12' x 14' drive-in ramp
Electrical:	1200 Amps, 480-Volt with subpanels
Heat:	Forced air gas unit heaters augmented by rear wall ventilation fans and ceiling fans (for air movement)
Lighting:	LED lighting augmented by skylights
Office Space:	Full concrete mezzanine above the 5,600± SF of offices containing 2,800± SF of offices/restroom, also sprinkled and the balance is storage
CAM: (2020 Est.)	\$0.40 PSF

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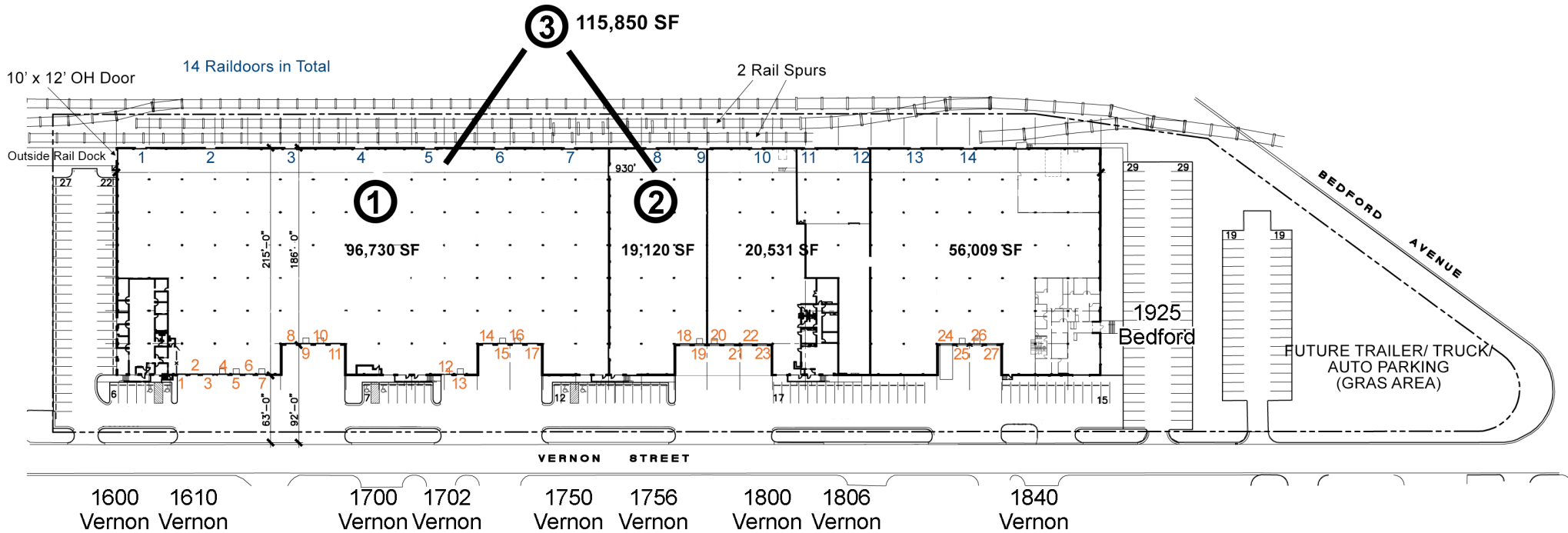
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816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

**BLOCK**  
REAL ESTATE SERVICES, LLC

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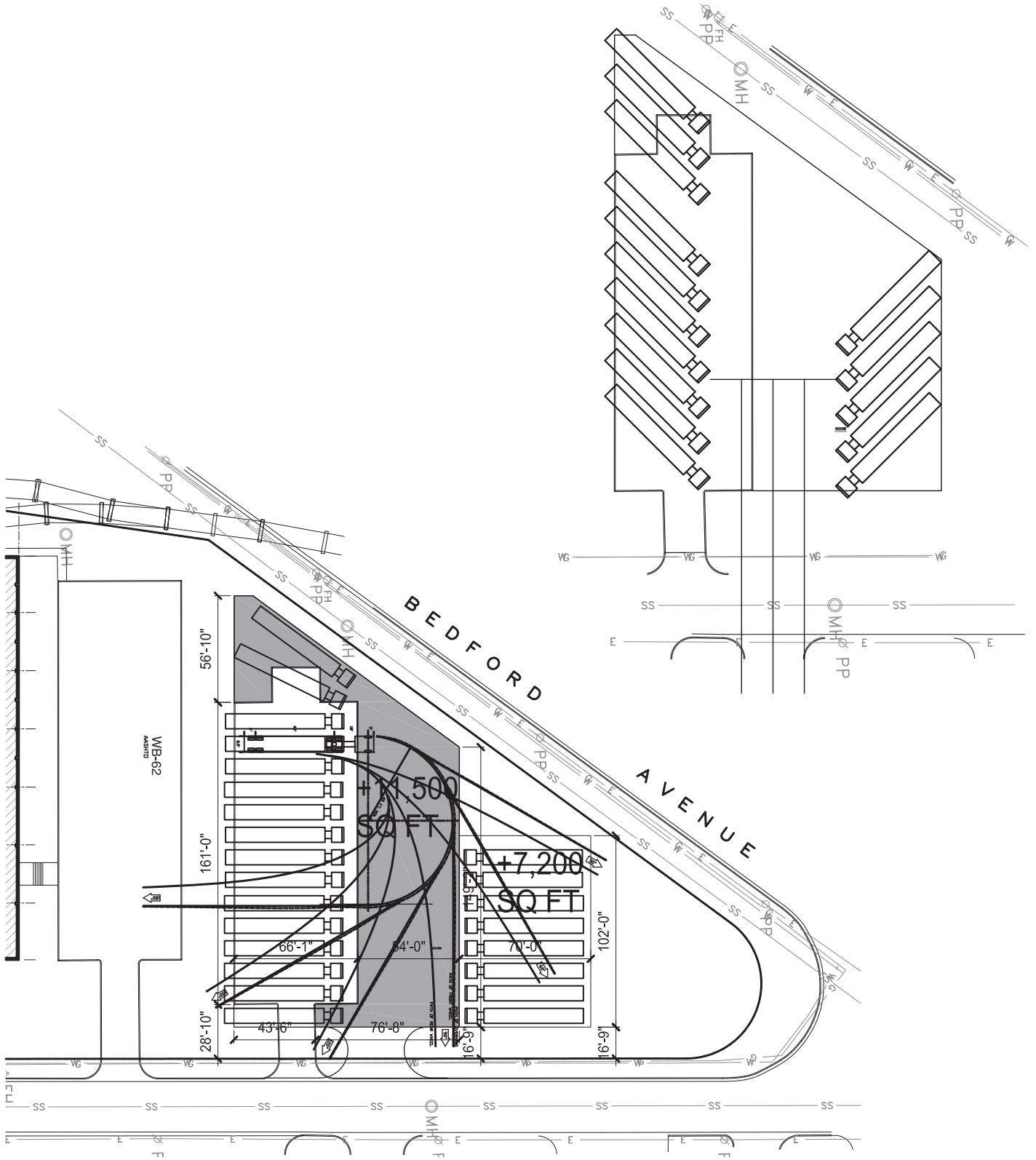
### Docks North to South

1: 8' x 10' bumpers	6: 8' x 10' pit leveler	11: 10' x 10' bumpers	16: 10' x 10'	20: 10' x 10' with pit leveler with seal	24: 12' x 14' drive-in door with ramp
2: 8' x 10' bumpers	7: 8' x 10'	12: 10' x 10'	17: 10' x 10' bumpers	21: 10' x 10' with pit leveler with seal	25: 10' x 10' with pit leveler with seal
3: 10' x 10' bumpers	8: Recessed 10' x 10' bumpers	13: 8' x 10' pit leveler	18: 10' x 10' bumpers	22: 10' x 10' with seal and bumpers	26: 10' x 10' with pit leveler with seal
4: 10' x 10' bumpers	9: 10' x 10' pit leveler with seal	14: 10' x 10' bumpers	19: 10' x 10'	23: 10' x 12' drive-in door with ramp	27: 10' x 10' with bumpers
5: 8' x 10' Dock leveler	10: 10' x 10' no leveler	15: 10' x 10' no leveler			

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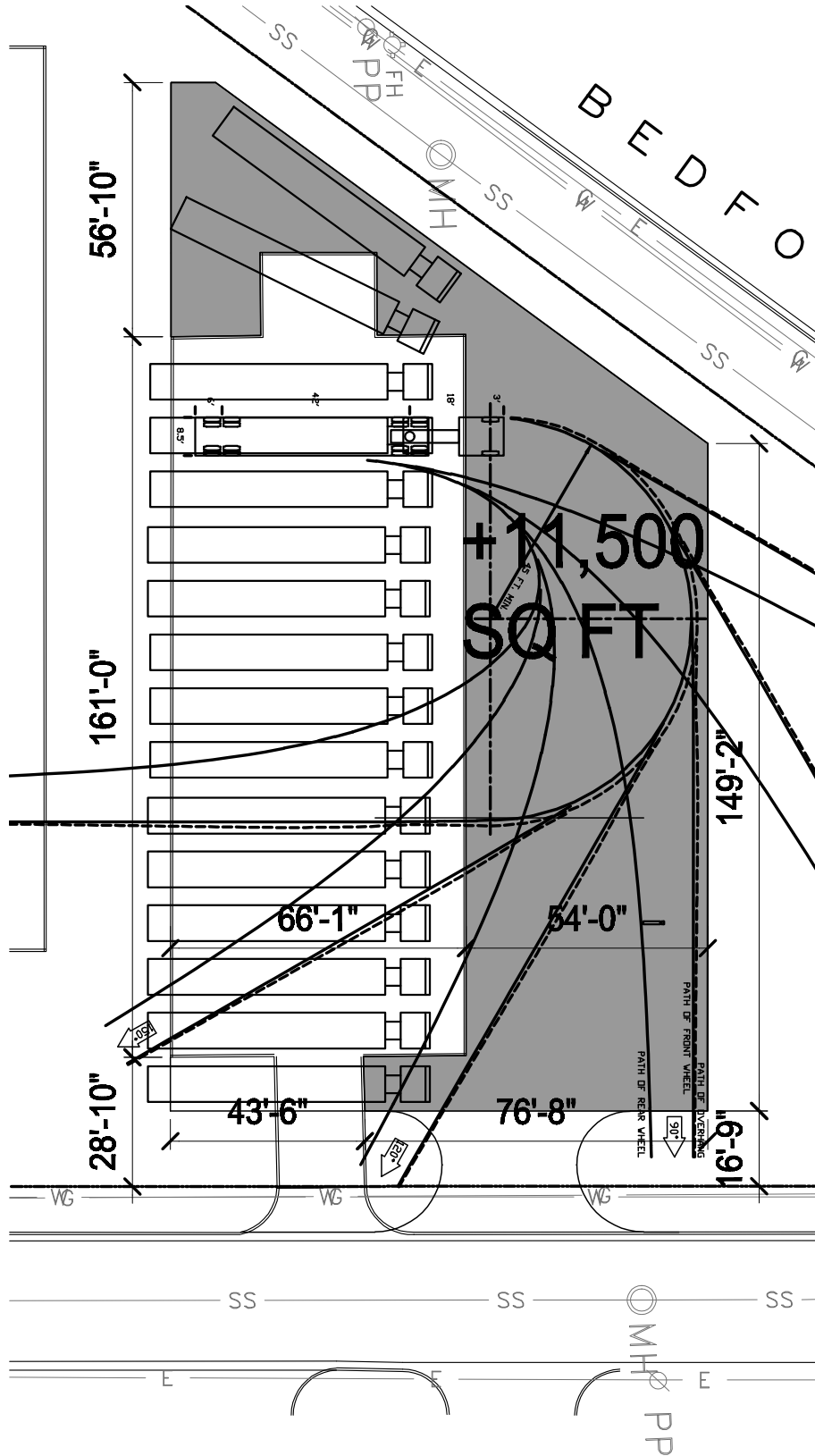
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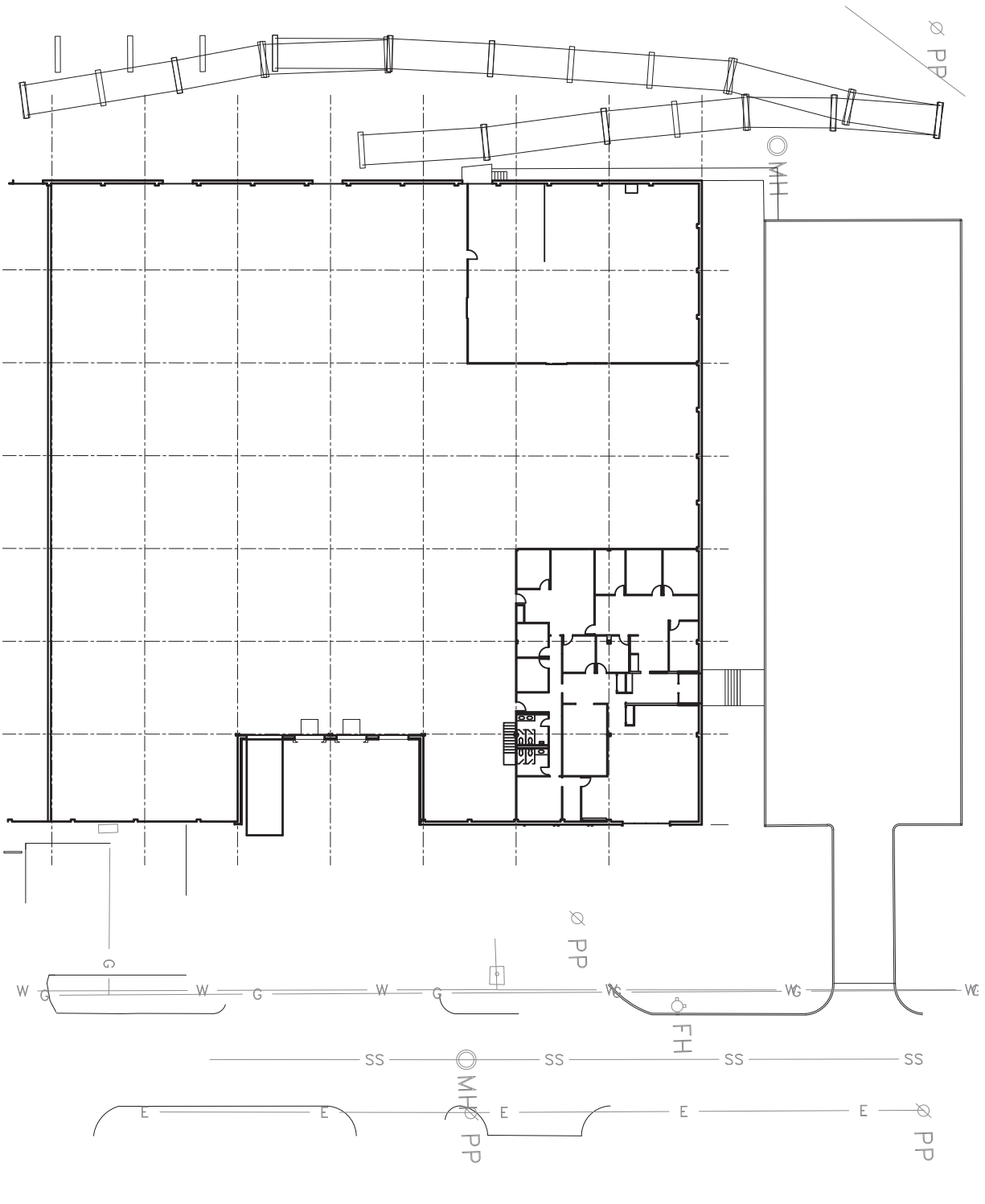
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## 1925 Bedford Floor Plan



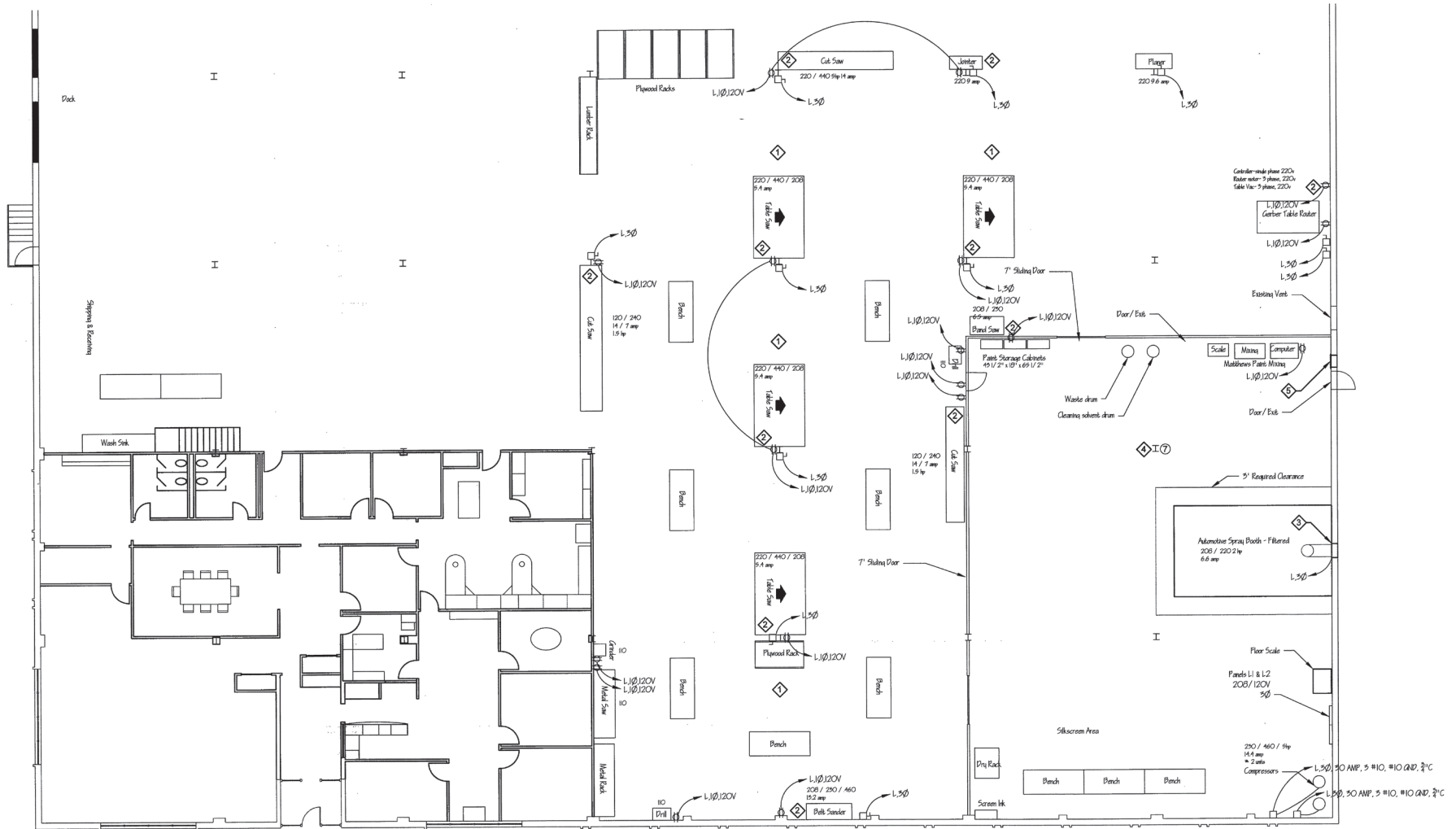


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## 1925 Bedford Floor Plan



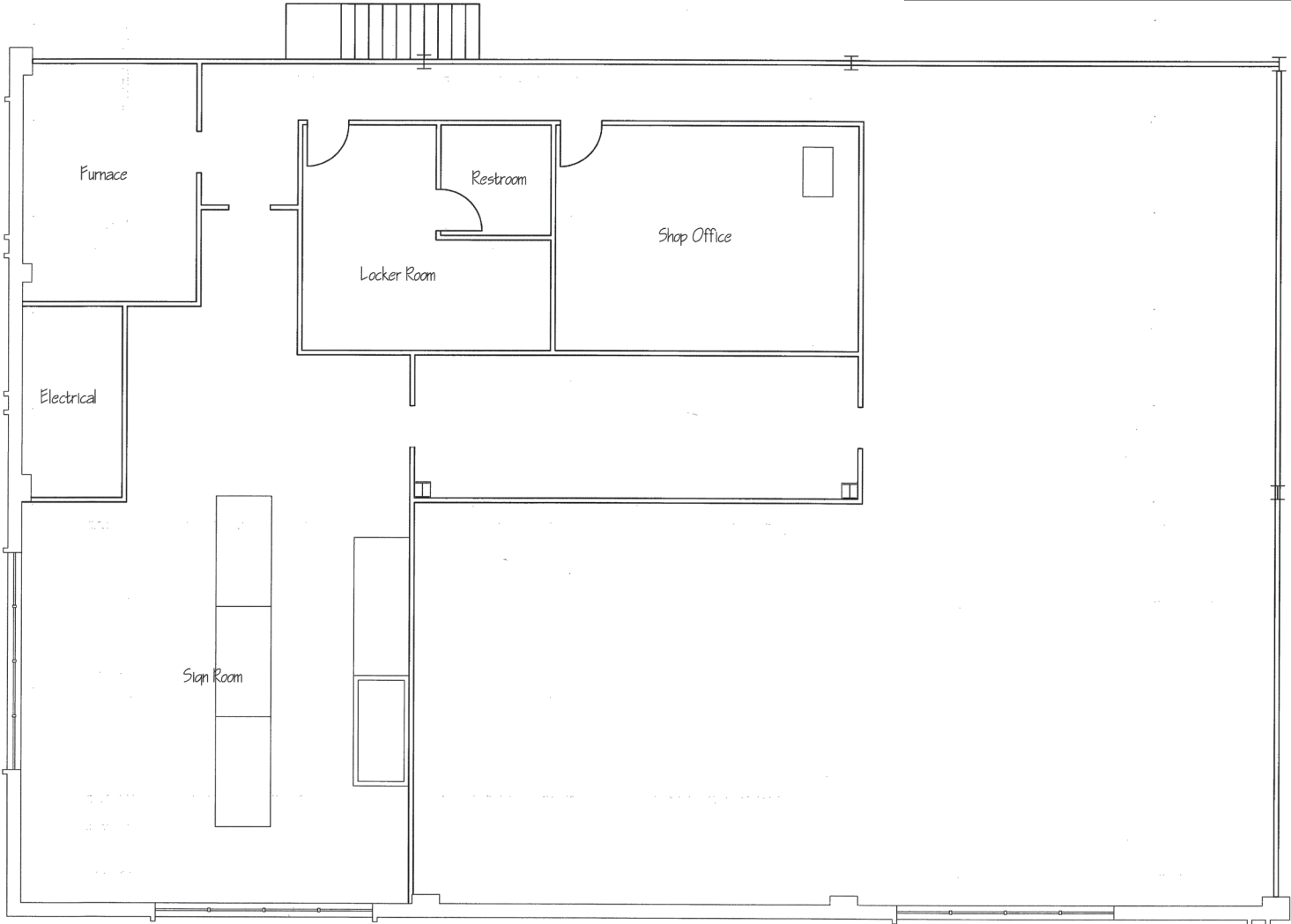
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1925 Bedford Floor Plan



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