

EXECUTIVE PARK

1840 N. TOPPING AVENUE
KANSAS CITY, MISSOURI 64120

INDUSTRIAL FOR LEASE | 12,600± SF (Contiguous to Suite 1846 Accommodating Up To 33,825± SF)

PROPERTY FEATURES

- Two dock-high doors (8' W x 10' H)
- 22' – 24' clear height
- 28' (N-S) x 50' (E-W) column spacing
- Wet sprinkler system
- T-5 lighting
- 100 amp 480 volt 3 phase
- Excellent access to I-435, I-35, and I-70
- Contiguous to Suite 1846 accommodating up to 33,825± SF (see floor plan on back)



ADDITIONAL INFO

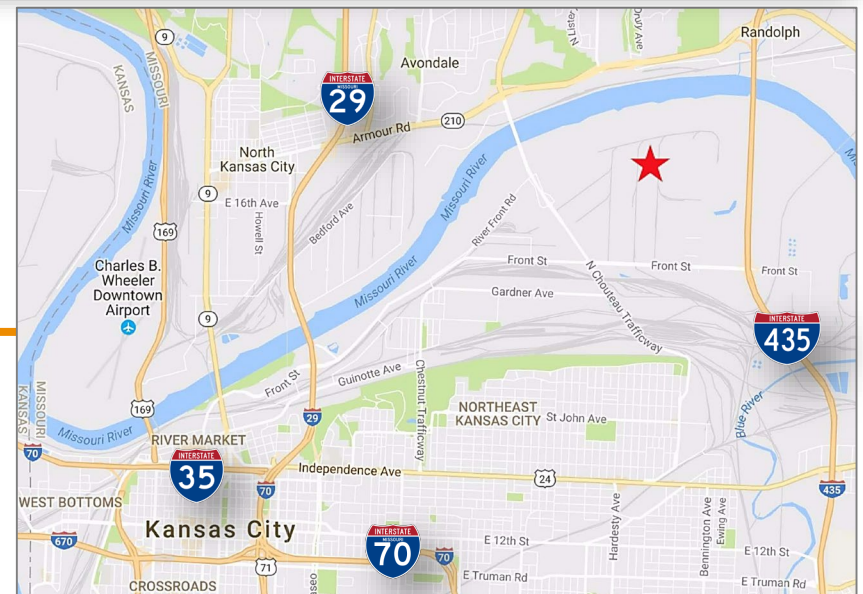
PREMISES	12,600± SF
OFFICE SPACE	920± SF
LEASE RATE	\$3.75 PSF Net \$.70 PSF Taxes, \$.08 PSF Insurance, \$.48 PSF CAM (estimated)

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
www.kessingerhunter.com

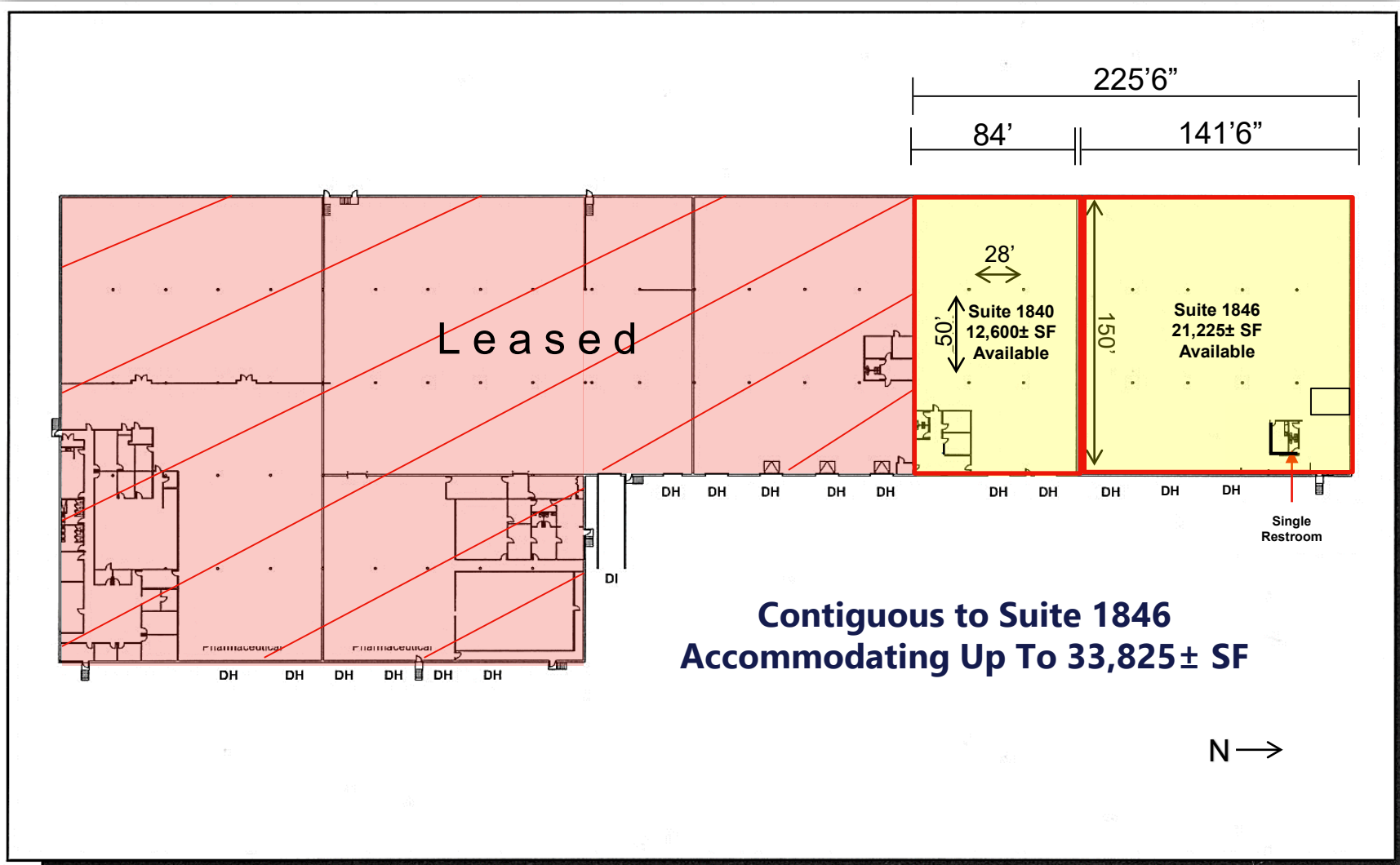
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