

Center of Kansas City - Manufacturing / Distribution Warehouse



South Building



North Building

Excellent Site!

- 98,986 SF - South building has to 6,375 SF offices
- 76,838 SF - North building fenced loading and 6,297 SF offices and heavy power for manufacturing
- Located in the center of Kansas City between I-70 and I-35
- Building and monument signage available
- Dock-high and drive-in ramps
- 22' clear height in warehouse (North has clerestory windows and South has sky lights)
- Fenced loading area (North building) and additional fenced storage between buildings

For more information:

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Building Specifications

Total Square Feet:	North Building: 76,838 SF South Building: 98,986 SF
Dimensions:	North Building: 150 to 175' deep (varies - see plan)v South Building: 210' deep
Column Spacing:	North Building: 40' x 50' and 32' x 50' South Building: 40' x 52'
Structure:	Brick and block with structural steel columns/roof
Ceiling Height:	22' clear
Loading:	North Building: 13 truck doors. Doors are 10' x 10' (one is electric and is 12' x 14') with drive-in ramp. Can add drive-in doors on East end. All dock doors have 30,000 pound edge of dock levelers. South Building: 17 doors. 13 are 10' x 10' dock-high and 1 is van-high, 2 8'x10' wide docks, along with 2 drive-in ramped docks - most docks have pit or edge of dock levelers and shelters. Can add drive-in door on East end.
Trailer Side Loading/ Fenced Storage:	Available via paved former rail area between north and south buildings - both bldgs
Office/Showroom:	North Building: 3,222 SF to 6,297 SF South Building: 2,311 SF to 6,375 SF Unit #830: S. St. Paul - Mezzanine above east end of office for light storage
Floor Type:	Concrete - 5" with 6x6 #6 wire mesh over crushed rock fill
Sprinkler Type:	Wet, standard class I
Lighting Type:	North Building: T-5 with motion sensors - Augmented by Clerestory Windows South Building: LED and T-5 with motion sensors - Augmented by Sky Lights Unit #640: (42,210 SF) LED with motion sensors Unit #830: S. St. Paul (17,010 SF) LED with motion sensors
Exterior Lighting:	Provided over all dock loading areas, parking lots and rear alley/loading

Building Specifications - Continued

Ventilation:	Unit #640 & 830: "Big Ass Fans" brand fans installed as well as gate on north side, former rail dock openings to provide for cross-dock ventilation
HVAC in Warehouse:	Unit heaters - FAG
Electric Service:	BPU - North Building: 6.6 Megawatts of available power; twin 4,000 amps, 480 volt services with substantial buss-duct distributed in western portion of space. South Building: 1,200 amps, 240 volts total, split between 3 meters/spaces.
Water Service:	BPU - 3 separate services with varying amps of 480 V in the South building with separate fire sprinkler lines for each building
Gas Service:	KPL Gas Service
Year Built:	North Building: 1968 South Building: 1971
Type of Lease:	Modified Industrial gross with base year for real estate taxes and insurance and prorata CAM
CAM (2018 Est):	\$0.24
Notes:	50+ cars, more can be striped, depending on dock usage - trailer parking available in fenced lot. (North Building) 100 - 120' truck dock maneuvering in fenced lot. (North Building)
Zoning:	M-3, Heavy Industrial

Building Specifications - Continued

South Building Dock Information: (from West to East):	Dock #1	10' x 10'	edge of dock
	Dock #2-3	8' x 10'	edge of dock
	Dock #4	12' x 10'	drive-in ramp
	Dock #5	10' x 10'	seal and pit leveler
	Dock #6-9	10' x 10'	seal and bumpers
	Dock #10	10' x 10'	seal and pit leveler and a low-dock ramp
	Dock #11	10' x 10'	seal and pit leveler
	Dock #12	10' x 10'	concrete pad for a trash compactor w/ ventilation gate
	Dock #13	10' x 10'	forklift ramp and ventilation gate
	Dock #14-16	10' x 10'	seal and pit leveler

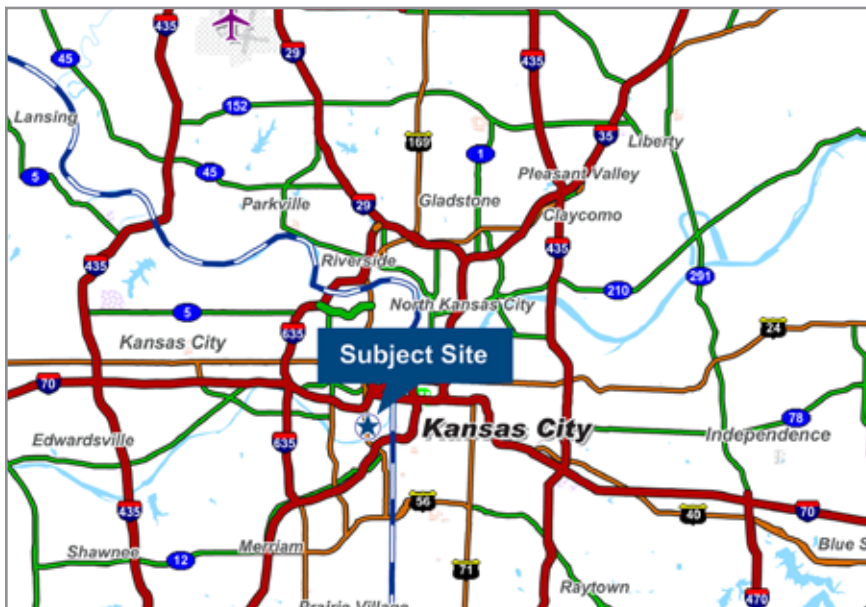
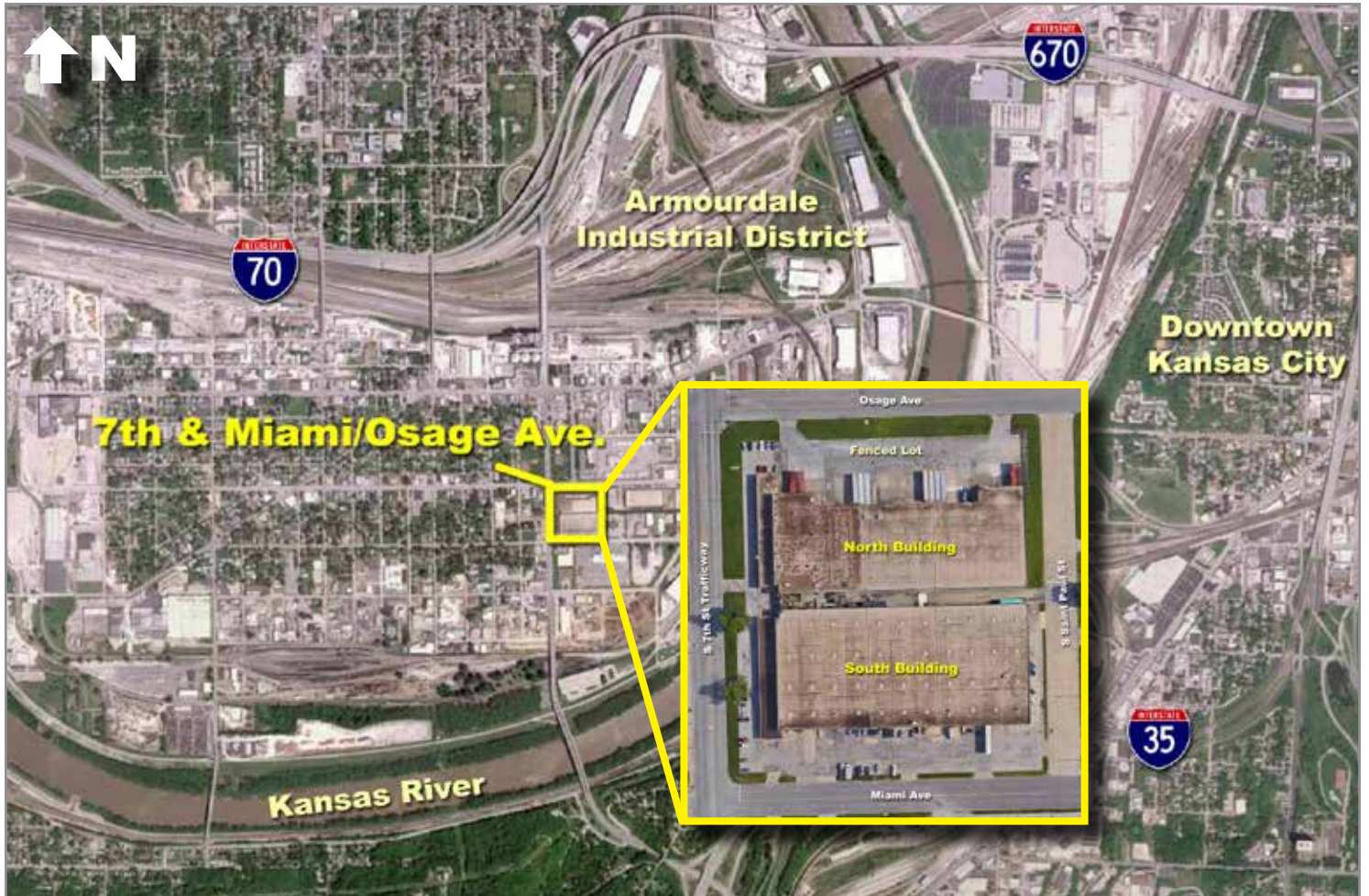
North Building Dock Information (from West to East):	Dock #1-10	EOD leveler with dock shelter
	Dock #11	Drive-in ramp to 12' x 14' overhead door with electric opener
	Dock #12-13	EOD leveler with dock seal

Both Buildings Have Rear Former Rail Doors (from West to East) on North Building:	Dock #1-3	No access
	Dock #4-6	Metal door
	Dock #7-9	Wood door
	(for secured cross-dock ventilation or rear-loading off flatbed)	

Armourdale Warehouses

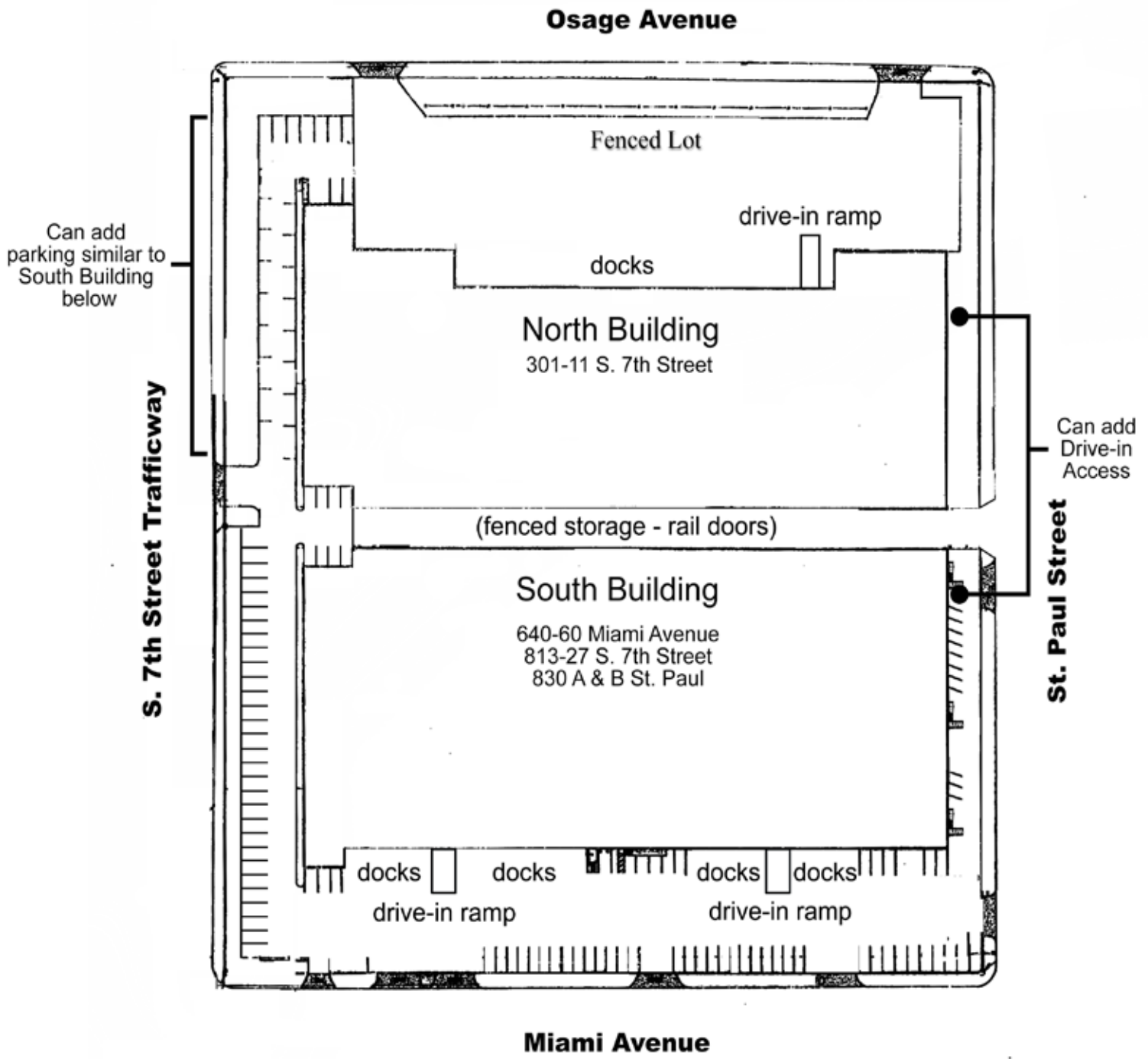
801 S. 7th Street/640 Miami Avenue, Kansas City, Kansas

For Lease



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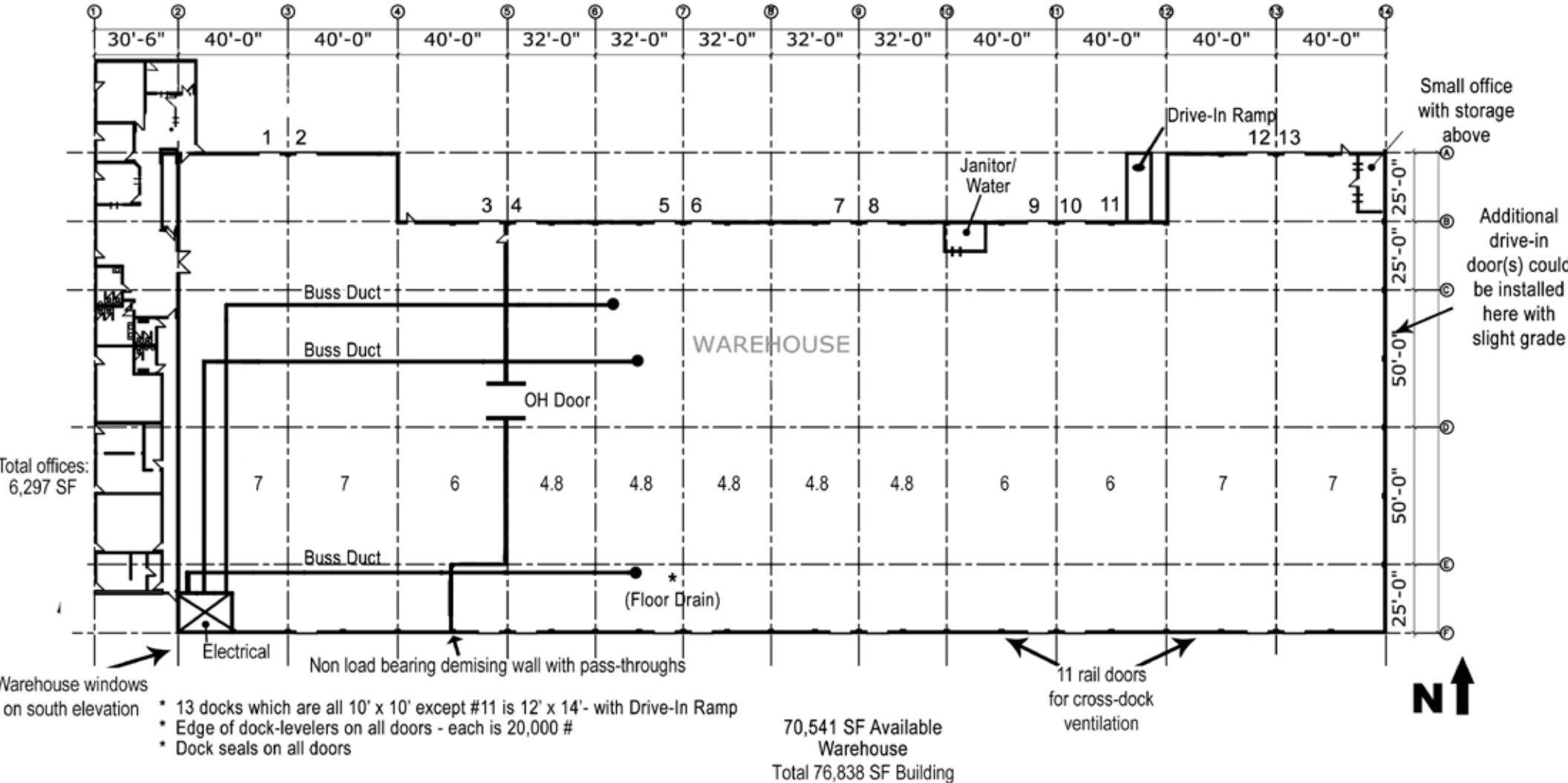


Armourdale Warehouses

801 S. 7th Street/640 Miami Avenue, Kansas City, Kansas

For Lease

North Building



Total offices:
6,297 SF

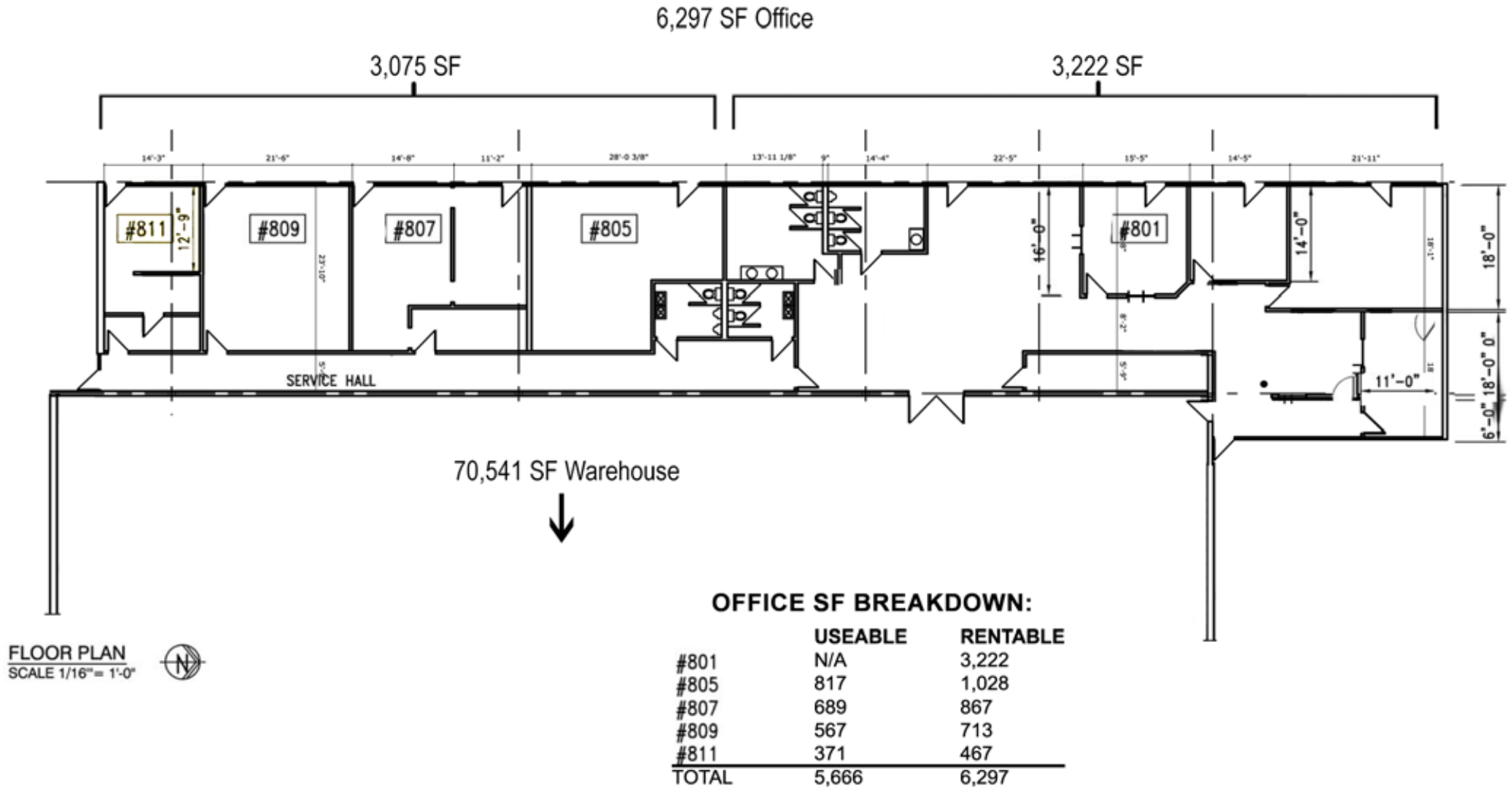
Warehouse windows
on south elevation

- * 13 docks which are all 10' x 10' except #11 is 12' x 14'- with Drive-In Ramp
- * Edge of dock-levelers on all doors - each is 20,000 #
- * Dock seals on all doors

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North Building: Office Detailed Plan

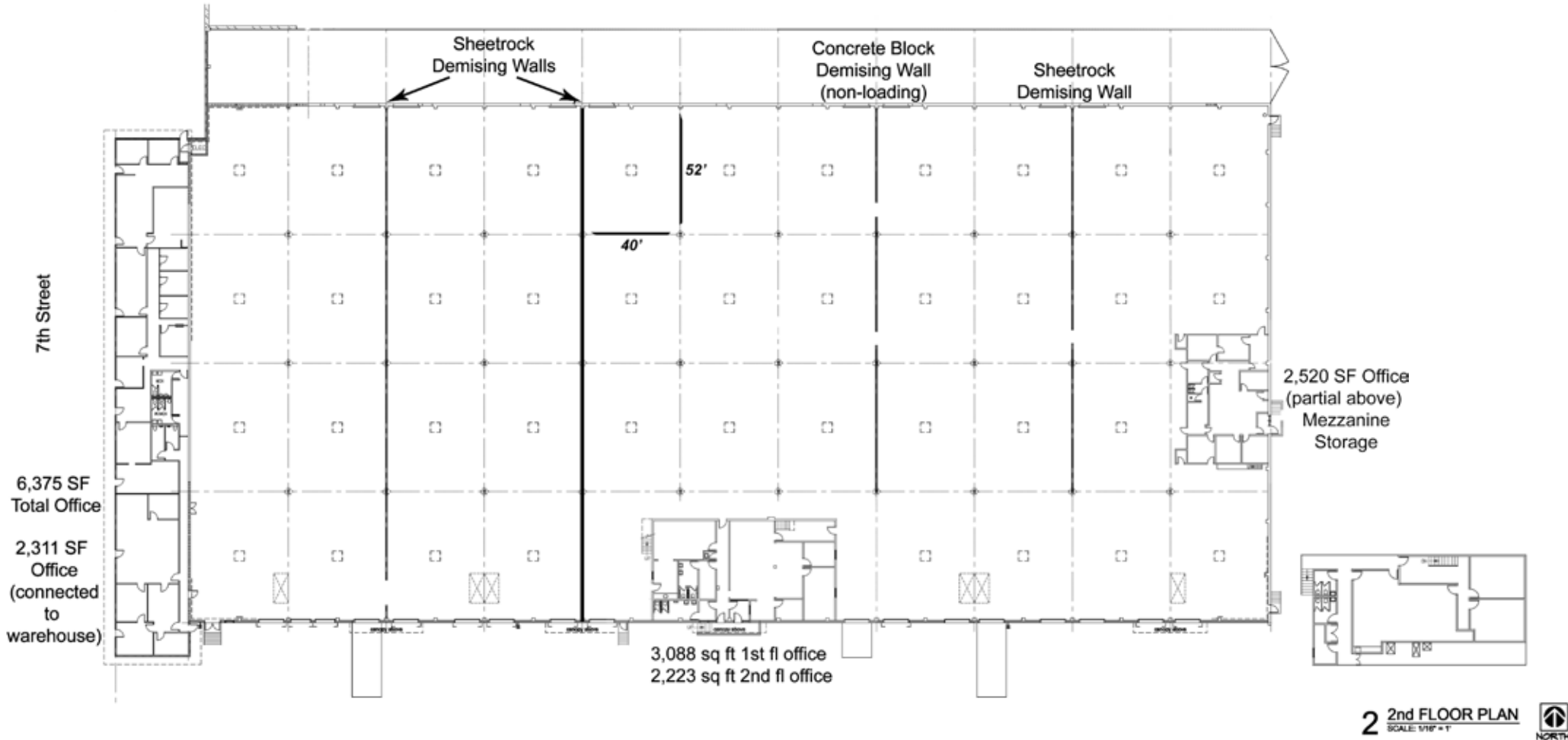


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