

INDUSTRIAL, FLEX PROPERTY AVAILABLE



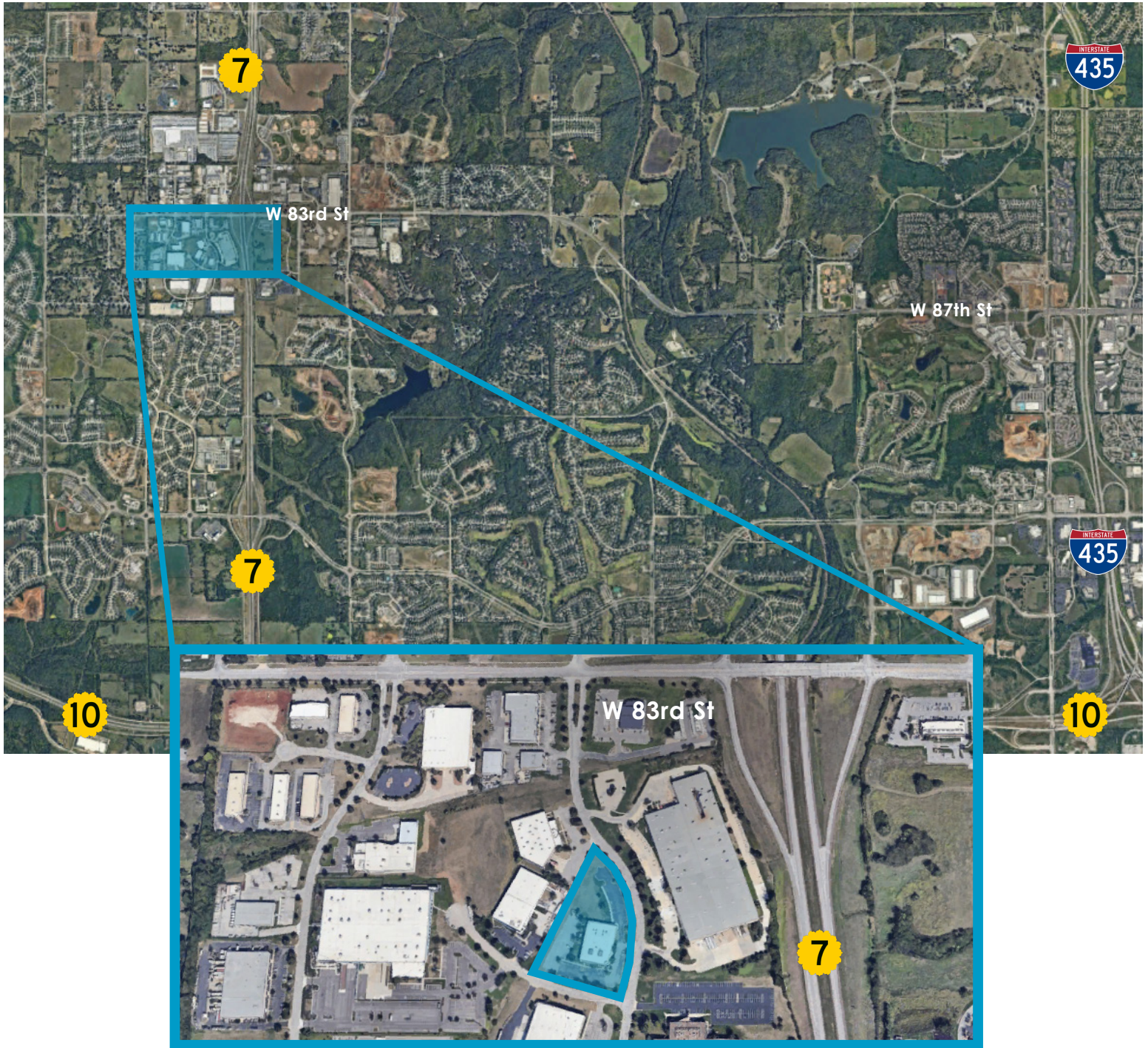
PROPERTY HIGHLIGHTS

- **20,128 SF**
- **3.41 AC**
- Concrete Tiltup Construction
- Roof was replaced in Q4 2016
- 2 Dock High Door and 1 Drive Up Ramp
- Parking lot was repaired in Q4 2016 and includes 136 parking spaces
- 85% Finished Office
- Generator
- Contact Broker for pricing

CONTACT

JOHN D. COE, SIOR, CCIM
P (816) 701-5064
jcoe@copaken-brooks.com

LOCATION & DEMOS



PROPERTY INFORMATION

Building Square Feet	20,128 SF
Acreage	3.41 AC
Year Built	1998
Dock High Doors	1 with Bumpers (8' x 9') 1 with Drive Up Ramp (8' x 9')
Clear Height	22'
Roof	Replaced in Q4 2016 with a 45 mil TPO roof system over cover board. This includes a 15 year warranty from Firestone
Building Construction	Reinforced Concrete
Zoning	PI
Electrical	400 amp, 480 volt, 3 phase
Sprinklers	20 zones for sprinklers with a Rain Bird controller
HVAC	<ul style="list-style-type: none"> • Lennox: (1) 2 Ton, (4) 5 Ton, (2) 6 Ton, (1) 9 Ton, (1) 9 Ton Condenser • Carrier: (1) 7.5 Ton, (4) 5 Ton, (2) 6.25 Ton
Lighting	T12 Troffer lights with some can lights in a few areas
Parking	Repaired in Q4 2016. There are 136 total spaces, with 6 of those being handicapped spaces.
Class/Type	Class B



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