



Industrial Space for Lease

**1240, 1300 QUEBEC STREET
NORTH KANSAS CITY, MISSOURI**



Property Highlights

- Up to 146,000 square available for lease
- Two office pods totaling in excess of 4,400 sf
- Warehouse ceiling heights ranging from 20' to 21'
- Wet sprinkler system throughout
- 18 dock high loading doors, many with pit levelers
- 1 drive-in loading door served by ramp
- Active BNSF rail spur with 12 rail doors
- Multiple exhaust fans in west wall of building
- Multiple power service entrance with 3 phase power
- Available immediately

For information, please contact:

David Zimmer, SIOR, FRICS

Vice Chairman

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nmrkzimmer.com



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ZIMMER**

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**1240 QUEBEC STREET
NORTH KANSAS CITY, MISSOURI**



Property Highlights

- 46,000 square feet of building area
- 1,000 sf A/C office space with 3 restrooms
- 6 dock high loading doors with pit type load levelers
- 1 drive-in loading door served by ramp
- 3 rail doors
- 20'+ clear ceiling height in warehouse, 28' x 33' column spacing
- 200 amp/3ph power service with LED lights throughout
- 2025 property tax equals \$0.92 per square foot
- 2026 fire/extended coverage insurance estimated to be \$0.39 per square foot
- Offering rate: \$4.25/sf NN

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Property Highlights

- 100,000 square feet of building area
- 3,400 sf A/C office space, 100 sf shipping office and trucker toilet in warehouse
- 10 dock high loading doors / 5 equipped with pit type load levelers
- 9 rail doors
- 21' clear ceiling height in warehouse, 28 'x 33' column spacing
- Dedicated auto parking plus paved area for trailer storage
- 600 amp/240v/3ph power service with LED lights throughout
- 2025 property tax equals \$0.92 per square foot
- 2026 fire/extended coverage insurance estimated to be \$0.39 per square foot
- Offering rate: \$4.25/sf NN

CONTACT

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Vice Chairman

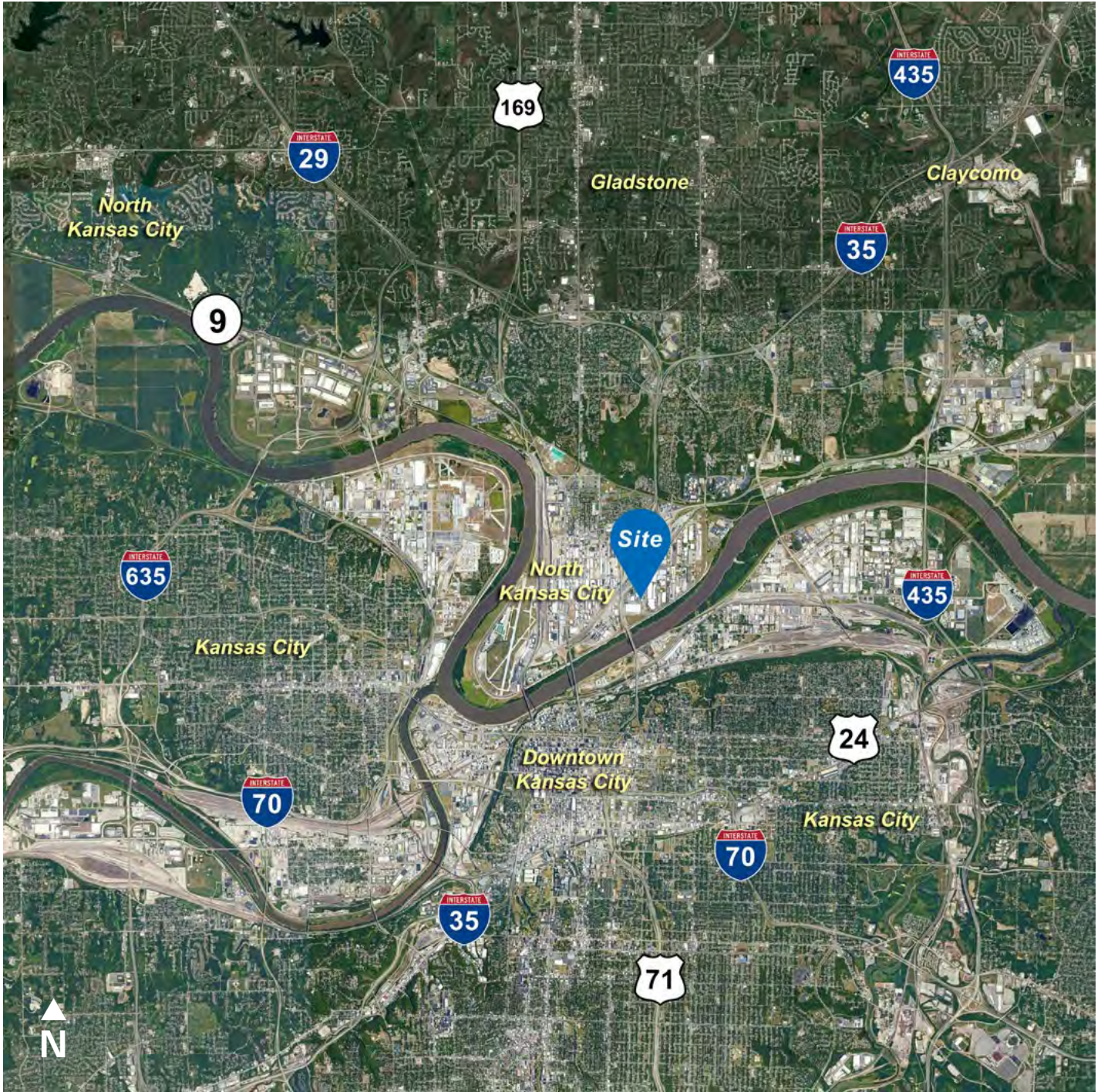
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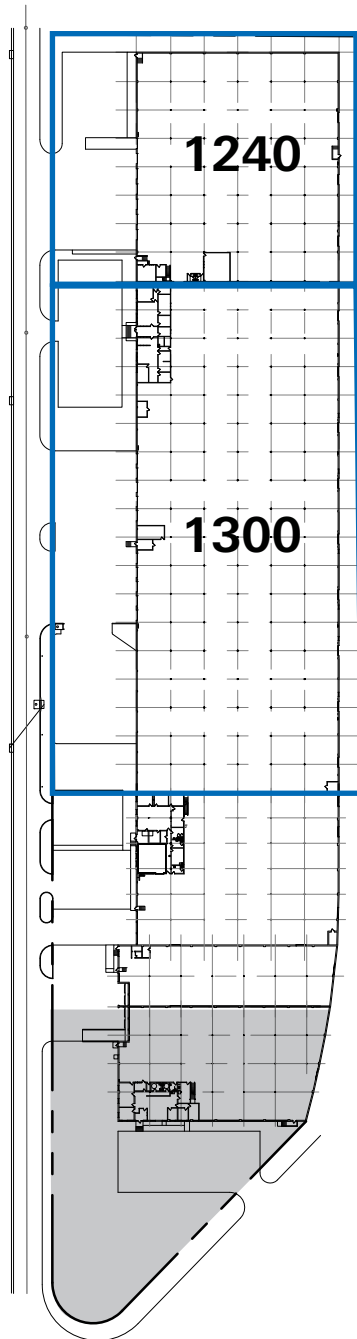
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Floor Plan



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