

# EXECUTIVE PARK

1730 N. TOPPING AVENUE  
KANSAS CITY, MISSOURI 64120



## INDUSTRIAL FOR LEASE | 32,688± SF

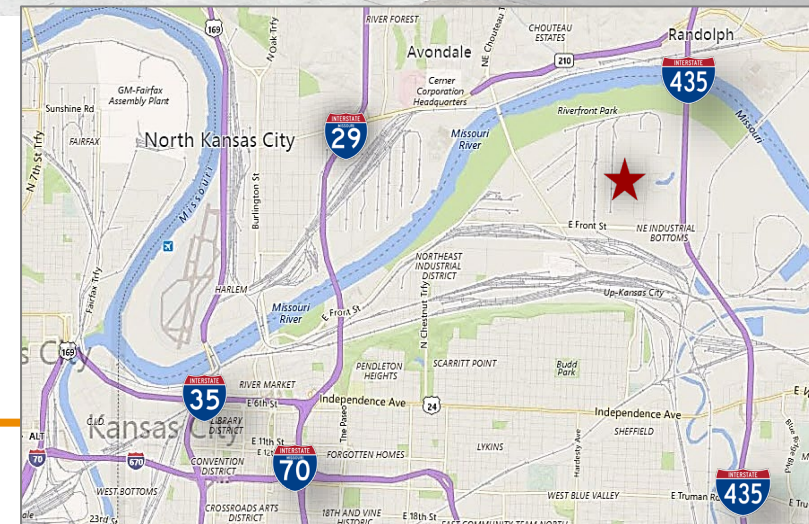
### PROPERTY FEATURES

- Seven (8' W x 10' H) dock-high doors, four edge-of-dock levelers
- 22' – 25' clear height
- 24' (N-S) x 50' (E-W) column spacing
- Wet sprinkler system
- T-5 lighting
- 250 Amp 480 Volt 3 Phase Power
- Potential to be rail-served with 3 existing rail doors
- Existing fiber to suite
- Excellent access to I-435, I-35, and I-70



### ADDITIONAL INFORMATION

PREMISES	<b>32,688± SF</b>
OFFICE SPACE	<b>2,800± SF</b>
LEASE RATE	\$3.25 PSF Net \$.86 PSF Taxes, \$.14 PSF Insurance, \$.49 PSF CAM (estimated)



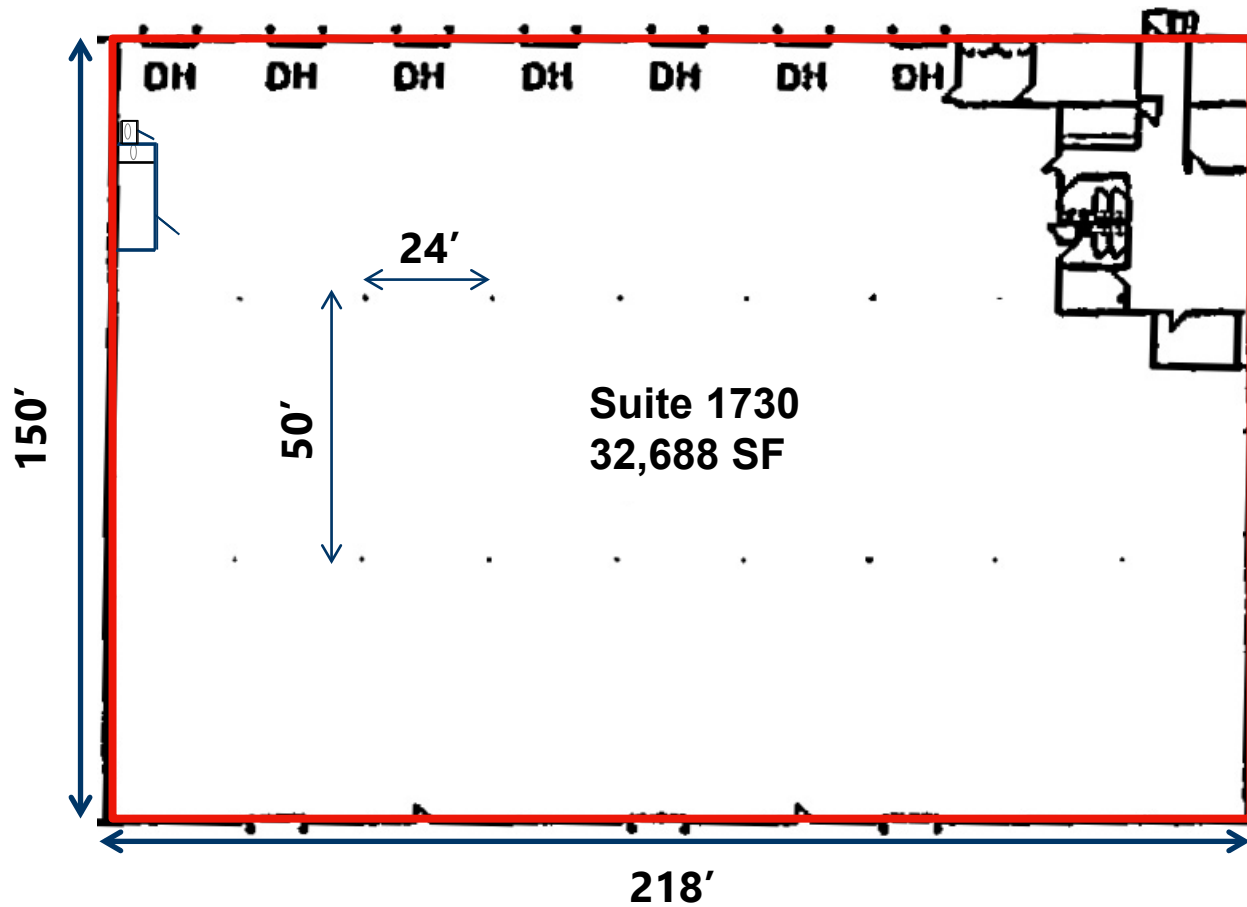
For more information, please contact:

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