

EXECUTIVE PARK

6131 DERAMUS AVENUE
KANSAS CITY, MISSOURI 64120



INDUSTRIAL FOR LEASE | 30,972± SF

PROPERTY FEATURES

- Three (10' x 10') dock-high doors
- One (10' x 10') ramped drive-in
- 22' – 25' clear height
- 55' (N-S) x 28' (E-W) column spacing
- Wet sprinkler system
- 200 Amp 208 Volt 3 Phase Power
- Existing fiber to suite
- Excellent access to I-435, I-35, and I-70



ADDITIONAL INFORMATION

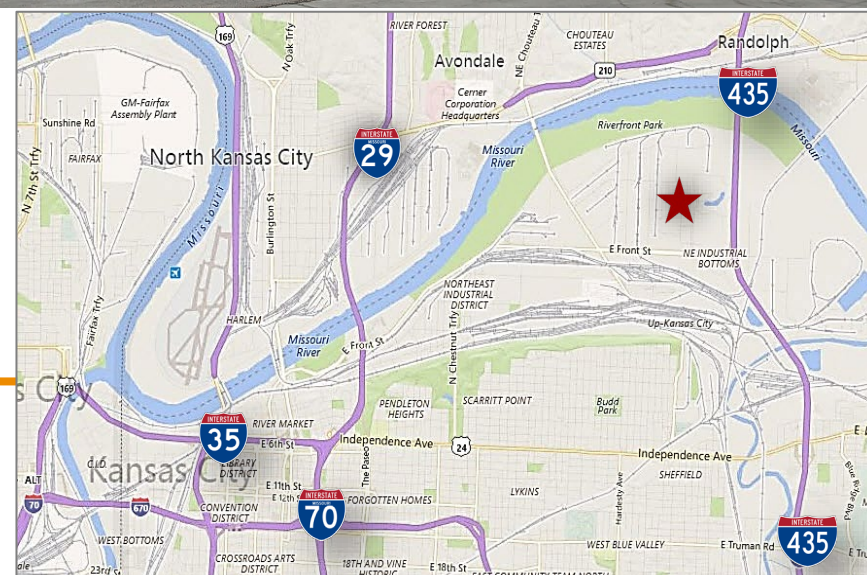
PREMISES	30,972± SF
OFFICE SPACE	1,245± SF
LEASE RATE	\$3.25 PSF Net \$.77 PSF Taxes, \$.13 PSF Insurance, \$.43 PSF CAM (estimated)

For more information, please contact:

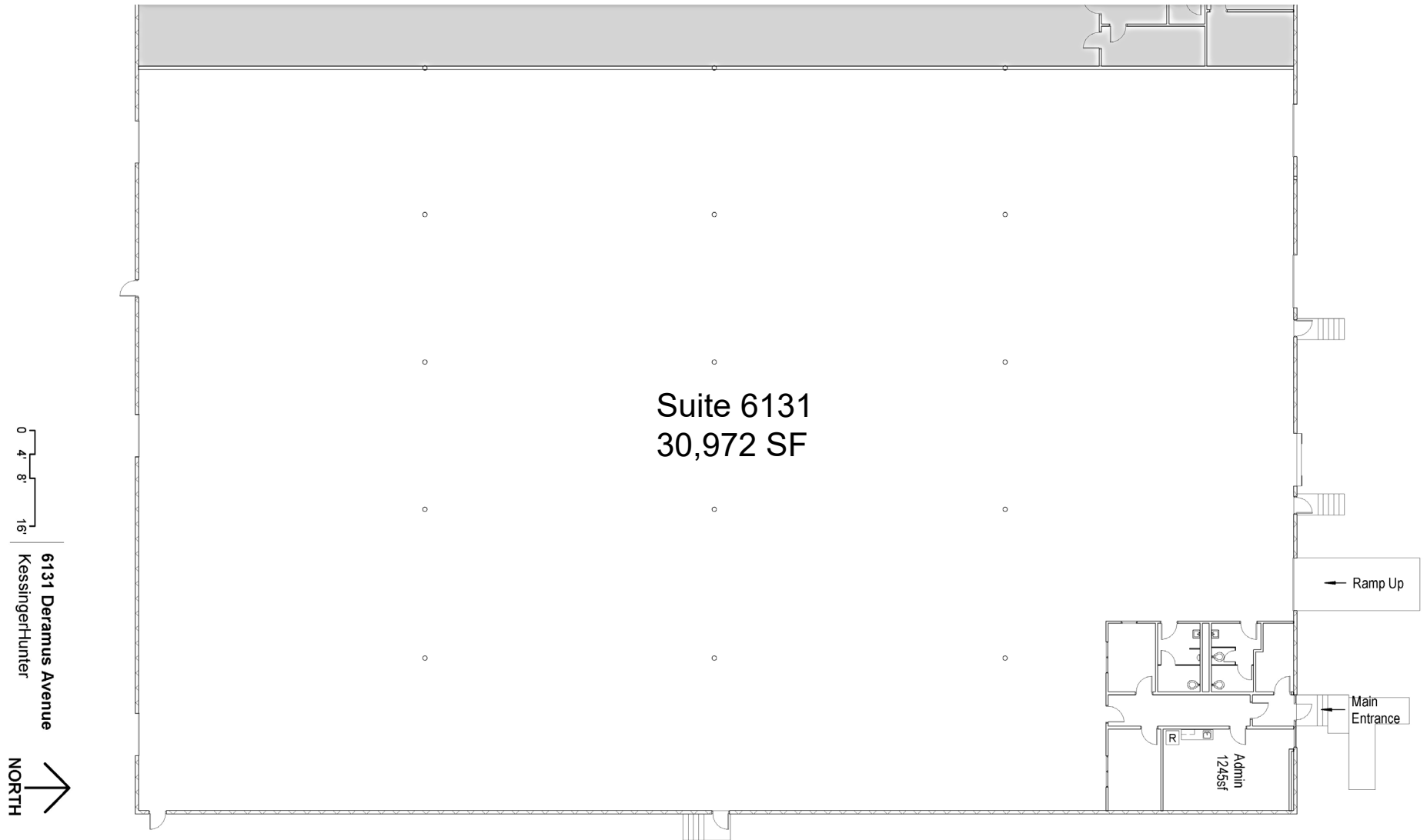
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