



INDUSTRIAL PARK REALTY

A Mid-West Terminal Affiliate
Representing Over Two Million
Square Feet of Industrial Property

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115,200 TOTAL SQUARE FEET

For Lease 1490 Southern Road, Kansas City, MO

Available September 1, 2023

High Class B Building in Executive Park

LOCATION:

Intersection Southern Ave & Municipal

BUILDING SIZE:

115,200 Square Feet, 320' Deep x 360' Wide

CLEAR STACKING:

22' to 26' Center

COLUMN SPACING:

40' x 40'

ELECTRICAL SERVICE:

3000 Amp - 277/480 Volt, 3 Phase

SPRINKLER SYSTEM:

E.S.F.R.

FLOOR:

5" slab w/ 6x6 6/6 Mesh Reinforcement

LIGHTING:

LED - 30 fc

HEATING:

Cambridge System ~ 55° at 0°

WAREHOUSE A/C:

North Half of Warehouse is Air Conditioned

RAIL SERVED POTENTIAL:

9 Rail Doors - Kansas City Southern

TRUCK PAD DEPTH:

120' to Curb

DOCK DOORS:

East Side Main Dock

19 dock doors w/seals : 4 w/ Pits, 15 w/EOD

North Side

4 dock doors : 2 w/ Pits, 2 w/EOD

ACCESS:

- I-435 and the Chouteau Bridge
- I-35, M-210, and I-29
- Downtown K.C. Executive Airport
- 15 minutes to KCI Airport

OFFICE:

North Half (main office) approx. 7,125 square feet
South side (fulfillment office) approx. 2,000 square feet

CAR PARKING:

37 Car Parking in fenced lot

INDUSTRIAL PARK REALTY

1700 N. Universal Avenue, Kansas City, Missouri 64120

Joe LaMothe

David LaMothe

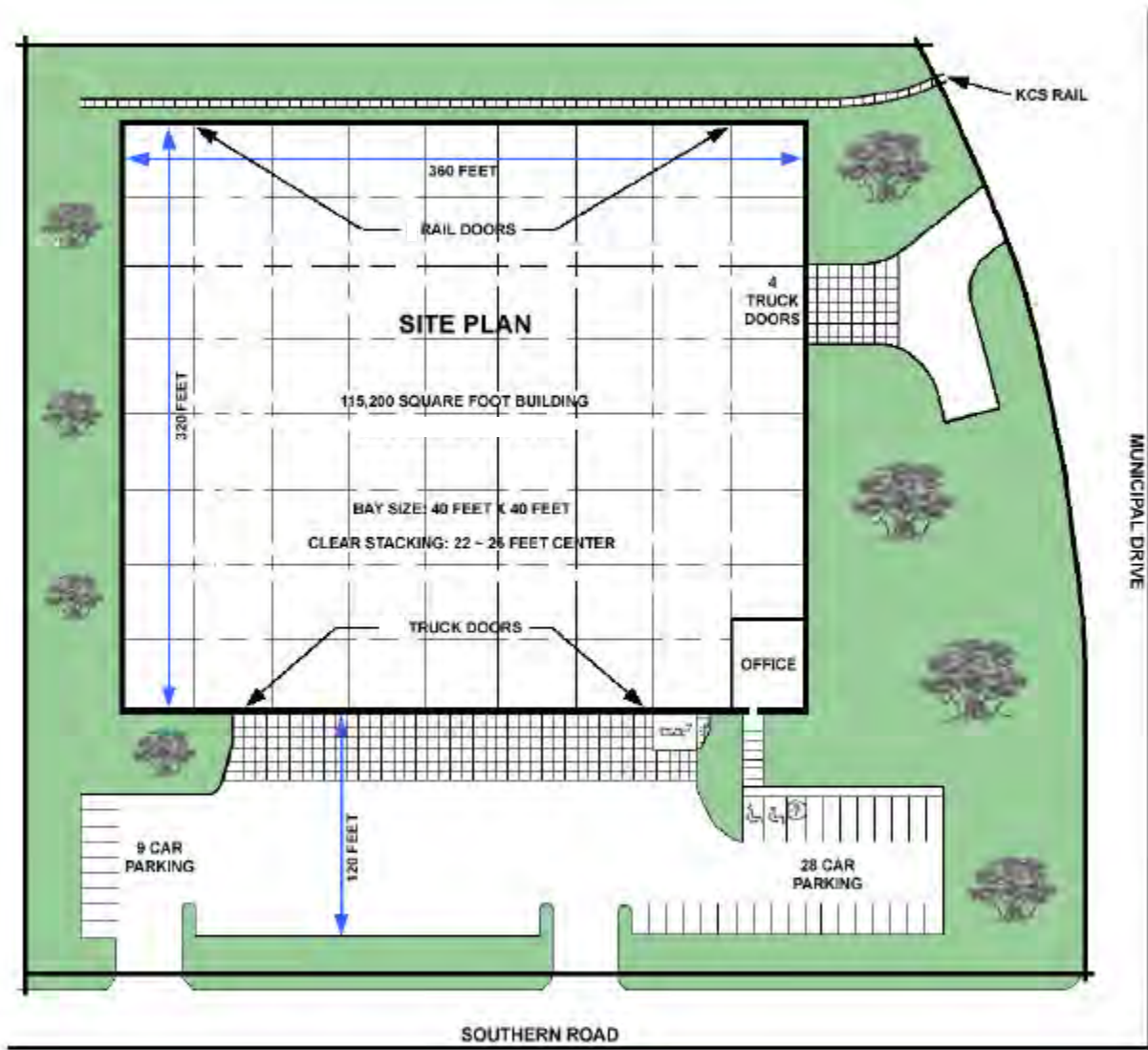
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**FOR LEASE
115,200 SQUARE FOOT WAREHOUSE**



**1490 SOUTHERN ROAD
EXECUTIVE PARK - KANSAS CITY, MISSOURI**