

3124 - 40 Wheeling Avenue Kansas City, MO 64129

Total Building Size:	25,775 Square Feet
Available Square Feet:	25,775 Square Feet
Office Area:	3,000 Square Feet
Type of Construction:	Formed Concrete Construction
Date of Construction:	1974 to 1980's
Clear Height:	12 Foot
Column Spacing:	Varies
Floor Construction:	6" Reinforced Concrete
Truck Loading:	DH (2) 12 X 10 and DI (2) 12 X 10
Lighting:	Fluorescent Strip
Sprinkler:	None
Power:	KCPL - 1200 AMP, 480/277, 3 Phase
Heat:	Forced Air Gas - MO Gas Energy
Zoning:	M—2A Heavy Industrial
Est. CAM, Taxes, Insurance:	CAM: \$0.10 / TX: \$0.31 / Ins: \$0.13
Sale Price:	\$695,000.00 (\$26.96 PSF)
Possession:	Immediately
Notes:	Building can be Multi-Tenant

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