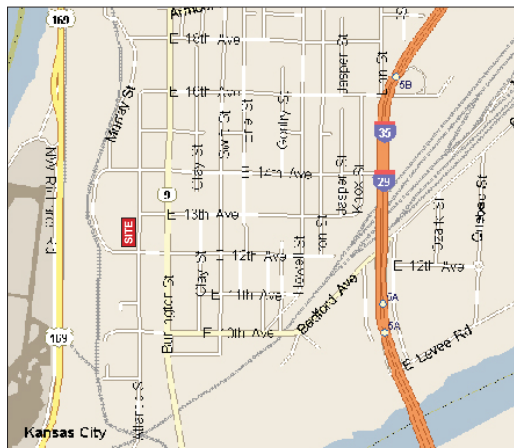


## FOR LEASE

56,056± Square Feet (divisible)



**Located in an Opportunity Zone!** **1202-1222 Atlantic**  
**North Kansas City, Missouri**



- 56,056± SF Building
- 1,923± SF Office
- T-5 Lighting throughout
- ESFR Sprinkler
- 6 Dock-High Doors with pit levelers
- 23' Ceiling Height
- Easy Access to I-29/35, Hwy 9, I-70, & Hwy 210
- No Earnings Tax
- State-of-the-Art Broadband Fiber Optics Available

**For more information, please contact:**

**Richard M. Lanning, Jr.**, SIOR, CPM, CCIM  
 rmlanning@ntrealty.com

**R. Thomas Demesko**  
 tdemesko@ntrealty.com

**(816) 221-2300**



**NT REALTY, INC.**

1828 Swift, Suite 203, North Kansas City, Missouri 64116

Phone: (816) 221-2300 • Fax: (816) 221-2305

E-mail: info@ntrealty.com • Website: www.ntrealty.com





# Property Data Sheet

1202-1222 Atlantic Street  
North Kansas City, MO 64116

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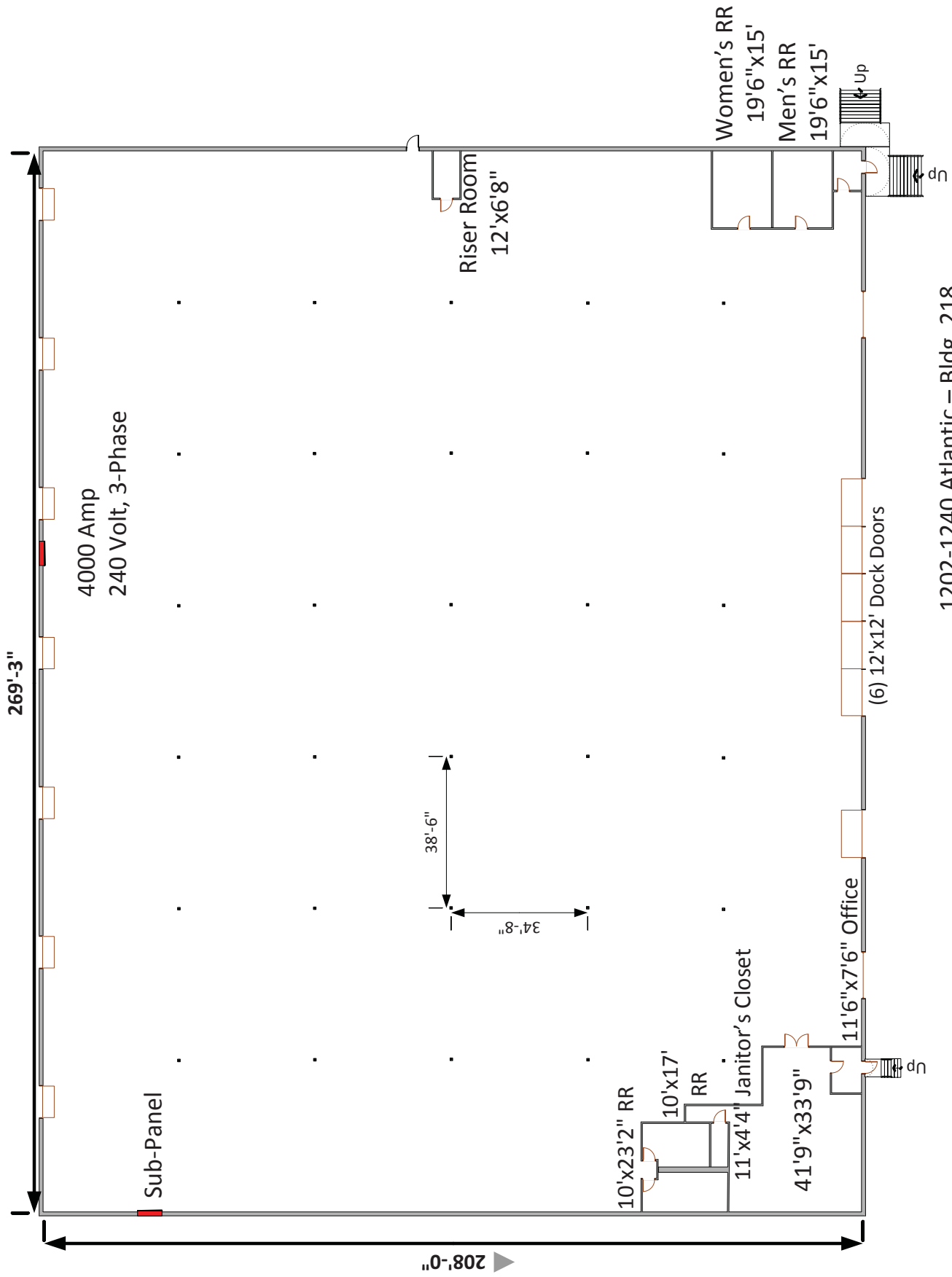
<b>BUILDING NAME:</b>	Sidney Warehouse
<b>SQUARE FOOTAGE:</b>	56,056 SF (divisible)
<b>COLUMN SPACING:</b>	34' 8" x 38' 6"
<b>OFFICE AREA:</b>	1,923± SF
<b>CONSTRUCTION:</b>	Brick & Block
<b>CLEAR HEIGHT:</b>	23'
<b>FLOOR TYPE:</b>	Concrete
<b>LOADING:</b>	6 (12' x 12') Dock High Doors with pit levelers
<b>ELECTRICAL:</b>	4000 amp, 240 Volt, 3-phase Delta (grounded B) 1200 amp subpanel - 500 kva transformer, 120/208 Volt, 3-phase Warehouse has Square D brand 240 volt, 3-phase Bus system
<b>LIGHTING:</b>	T-5 lighting throughout
<b>HVAC:</b>	Central heat/cool in the office and overhead gas fired units in the warehouse.
<b>SPRINKLER SYSTEM:</b>	ESFR K-25 Sprinkler System
<b>AUTO PARKING:</b>	Ample parking
<b>ZONING:</b>	M-1, Light Industrial
<b>ACCESS:</b>	Easy Access to I-29/35, Hwy 9, I-70, and Hwy 210
<b>LEASE TYPE:</b>	Triple Net
<b>LEASE RATE:</b>	\$3.50 psf per year
<b>ESTIMATED NET EXPENSES:</b>	Taxes @ \$0.53 psf; Insurance @ \$0.13 psf; Operating Expenses @ \$0.30 psf
<b>SECURITY DEPOSIT:</b>	Equal to One Month's Rent plus Monthly Net Expenses
<b>OTHER:</b>	Excellent North Kansas City location with No Earnings Tax. State-of-the-art Broadband Fiber Optics Available.

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*For More Information, Contact:*

*Richard M. Lanning Jr., SIOR, CPM, CCIM or R. Thomas Demesko*

*Phone: (816) 221-2300 / Fax: (816) 221-2305*



1202-1240 Atlantic – Bldg. 218  
Total: 1,923 s.f.  
6/21/18





W 12th Ave  
W 12th Ave  
W 12th Ave  
W 12th Ave  
W 12th Ave

