



## INDUSTRIAL PARK REALTY

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

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**49,000 TOTAL SQUARE FEET**

**Class A Building**

# For Lease 1491 (A) UNIVERSAL, KANSAS CITY, MO.

## Mid-West Terminal ~ Quality & Design

### LOCATION:

- Executive Park, Kansas City, Missouri

### TOTAL BUILDING SIZE:

252,000 Square Feet

### AVAILABLE FOR LEASE: 49,000 Sq. Ft.

Dimensions: Approx. 160' x 300'

### Loading:

- 5 - 9' x 10' dock high truck doors
- 1 - 12' x 14' dock high truck doors

### Electrical:

400 AMP, 277/480 volt, 3-phase, 4-wire

Office: Approx. 15,000 Square Feet

CLEAR HEIGHT: 28' - 31'

BAY SIZE: 50' X 50' (ends 60' x 50')

### LIGHTING:

- High Bay T5 Fluorescent

### HEAT:

- Gas - Make Up Air Units

### FLOORS:

- 6" Reinforced Concrete

### ACCESS:

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

### FIRE PROTECTION:

- E.S.F.R. system

### TRUCK/AUTO PARKING:

- 150' Truck Court Depth
- 85 (+) Car Parking

## INDUSTRIAL PARK REALTY

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# MASTER SITE DEVELOPMENT PLAN

## 1491 (A) Universal, Kansas City, Missouri

