

IMMEDIATELY AVAILABLE FOR LEASE

1413 OSAGE AVENUE // KANSAS CITY, KANSAS

BULK | BULK
INDUSTRIAL
GROUP

THE VALUE LEADER IN INDUSTRIAL REAL ESTATE



★ WHY KANSAS CITY? ★

- Pro-business environment with strong incentive toolbox
- Two-day truck reach to 90% of the continental US
- More rail tonnage than any other US city — five Class I railroads
- 4.5% vacancy — one of the tightest industrial markets in the country
- Stable, low-volatility market — no geographic constraints, diverse tenant base
- Strong labor pool with a unique blend of union & non-union trades



±95,000 SF Available - Heavy industrial, crane-served manufacturing/warehouse space with available yard space & active rail spur.



Active switching on CPKC, UP, BNSF, and Norfolk Southern — more rail tonnage moves through KC than any other city in the US. Reach 90% of the continental US in two days.



Located within Greater KC Foreign Trade Zone, offering duty deferral advantages and potential cost savings on international trade operations.



Features outdoor storage and laydown yard.



+9 AC IOS or build-to-suit option on excess land.

For More Information:

Todd P. Mendon, SIOR // 913-709-8261 // tmendon@bulkig.com

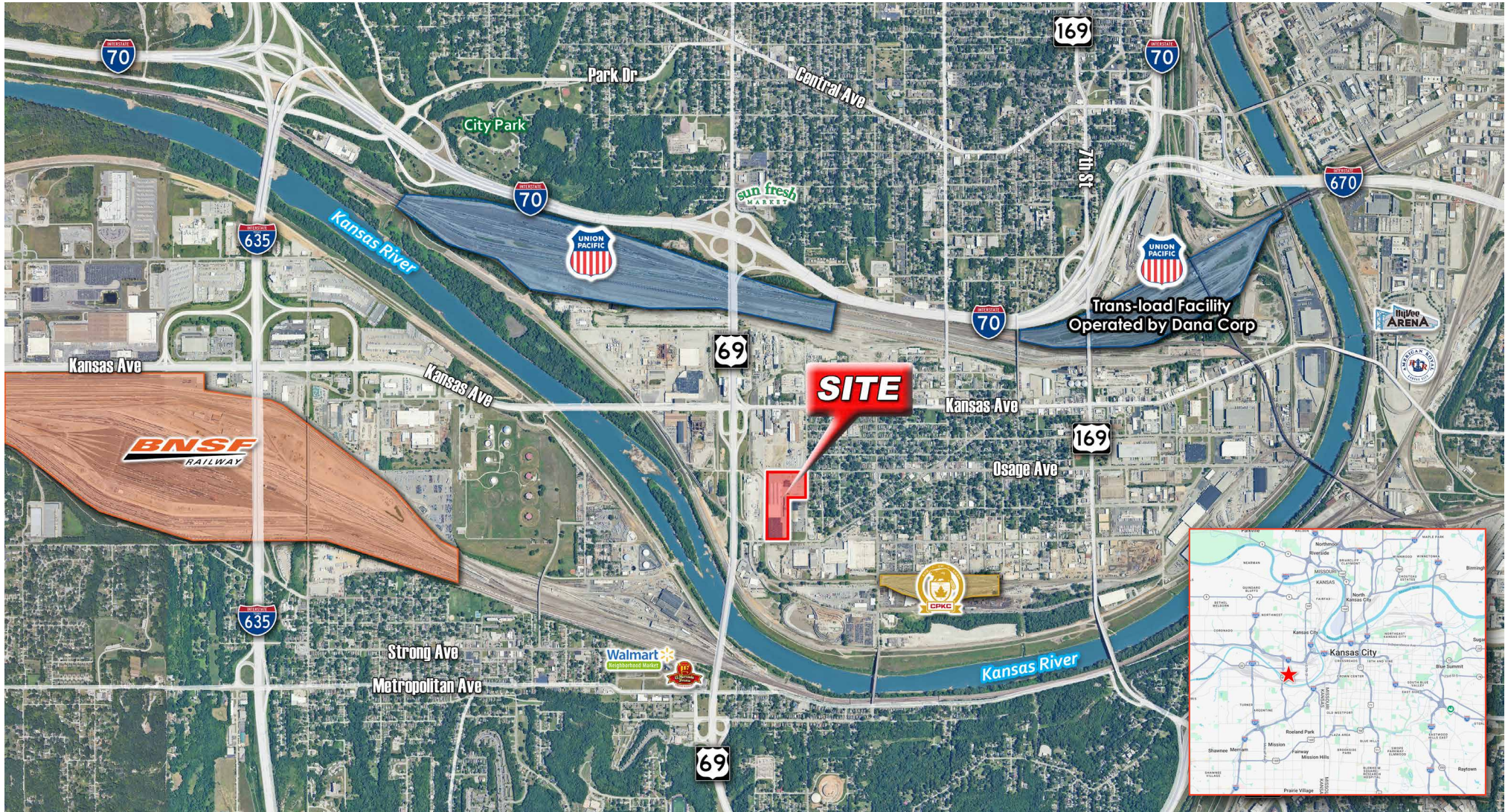
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OVERVIEW

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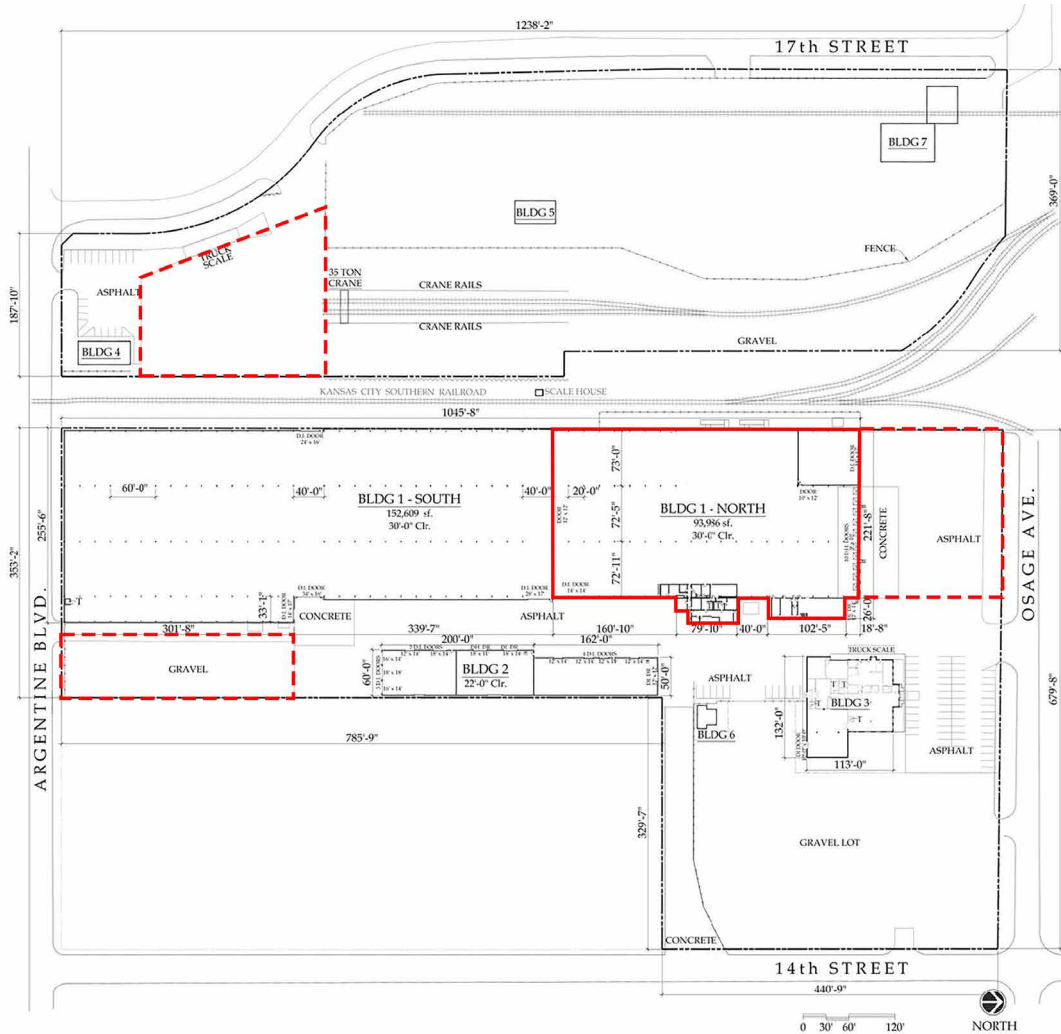
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PROPERTY DETAILS

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AVAILABLE:

1. ±95,000 SF - Heavy industrial, crane-served manufacturing/warehouse space with available yard space & active rail spur
2. +9 AC IOS or build-to-suit option on excess land

SITE FEATURES:

- Quick access to I-70 & I-35
- Multiple overhead bridge cranes in place
- Crane bays can support up to 15 tons
- Extremely heavy floors 12"-18" to accommodate almost any kind of use
- 30'± ceiling heights
- Electrical: 12,000 amp electrical capacity — exceptional infrastructure that new construction in KC is not delivering
- Drive-in, dock-high loading with multiple oversized doors
- 3 rail spurs in place

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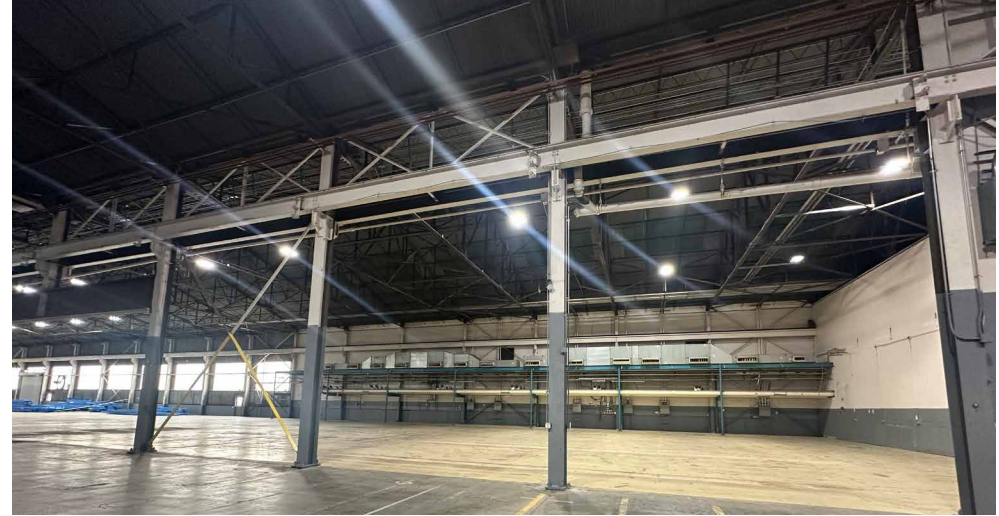
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PROPERTY PHOTOS

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