

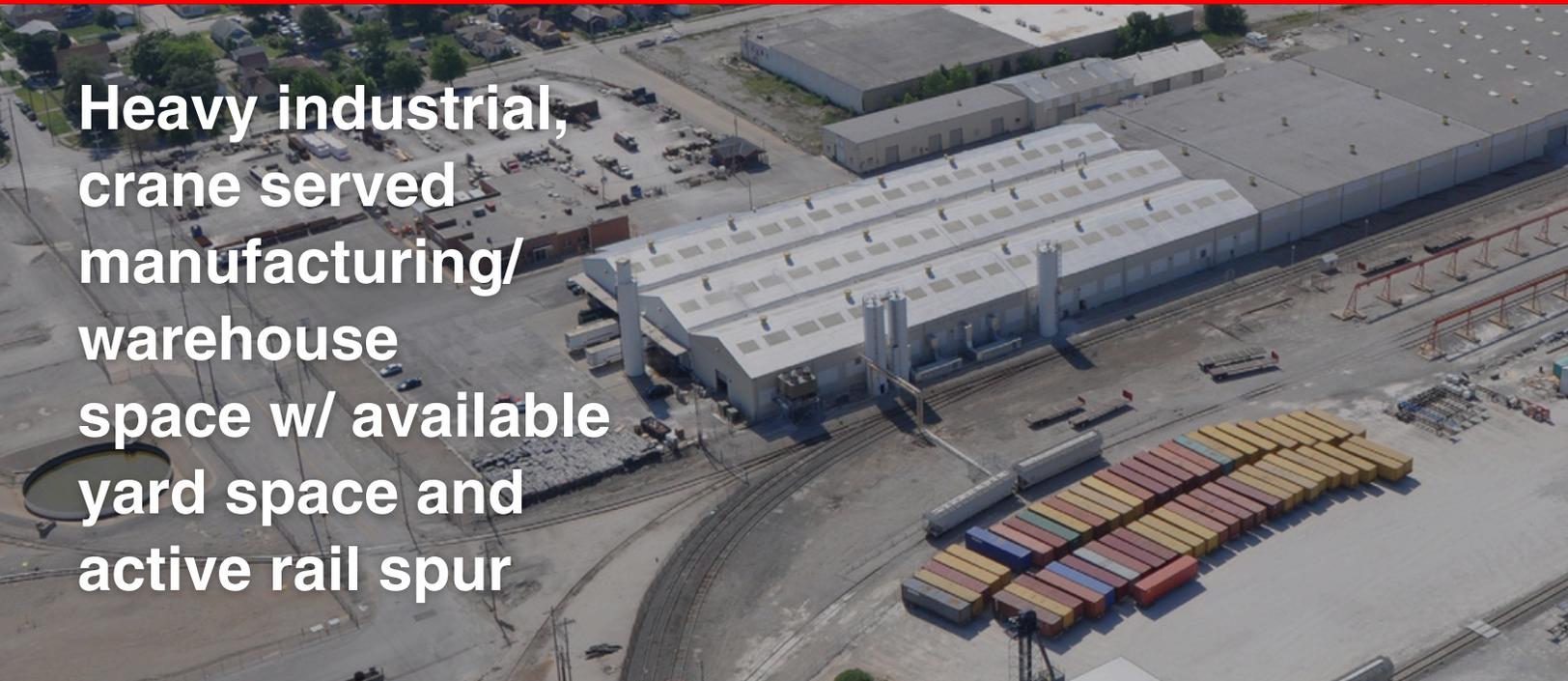


THE VALUE LEADER IN INDUSTRIAL REAL ESTATE

Immediately available for lease 95,000 SF+/-

1413 OSAGE AVENUE, KANSAS CITY, KANSAS

Heavy industrial, crane served manufacturing/warehouse space w/ available yard space and active rail spur



### Site Features

- Quick access to I-70 & I-35
- Build-to-suit option on excess land
- Multiple overhead bridge cranes in place ranging from 4.5T to 30T
- Extremely heavy floors 12"-18" to accommodate almost any kind of use
- 30'± ceiling heights
- Heavy electrical capacity from 12,000 amps
- Drive-in loading with multiple oversized doors
- 3 rail spurs in place
- Kansas City Terminal Railroad reciprocal switching with Kansas City Southern, Union Pacific, BNSF, and Norfolk Southern
- Fenced, secured exterior yard and storage areas
- Located within Greater KC Foreign Trade Zone, offering duty deferral advantages and potential cost savings on international trade operations.



### FOR INFORMATION



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**BULK**

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GROUP

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# Map & Rail Access

1413 OSAGE AVENUE, KANSAS CITY, KANSAS



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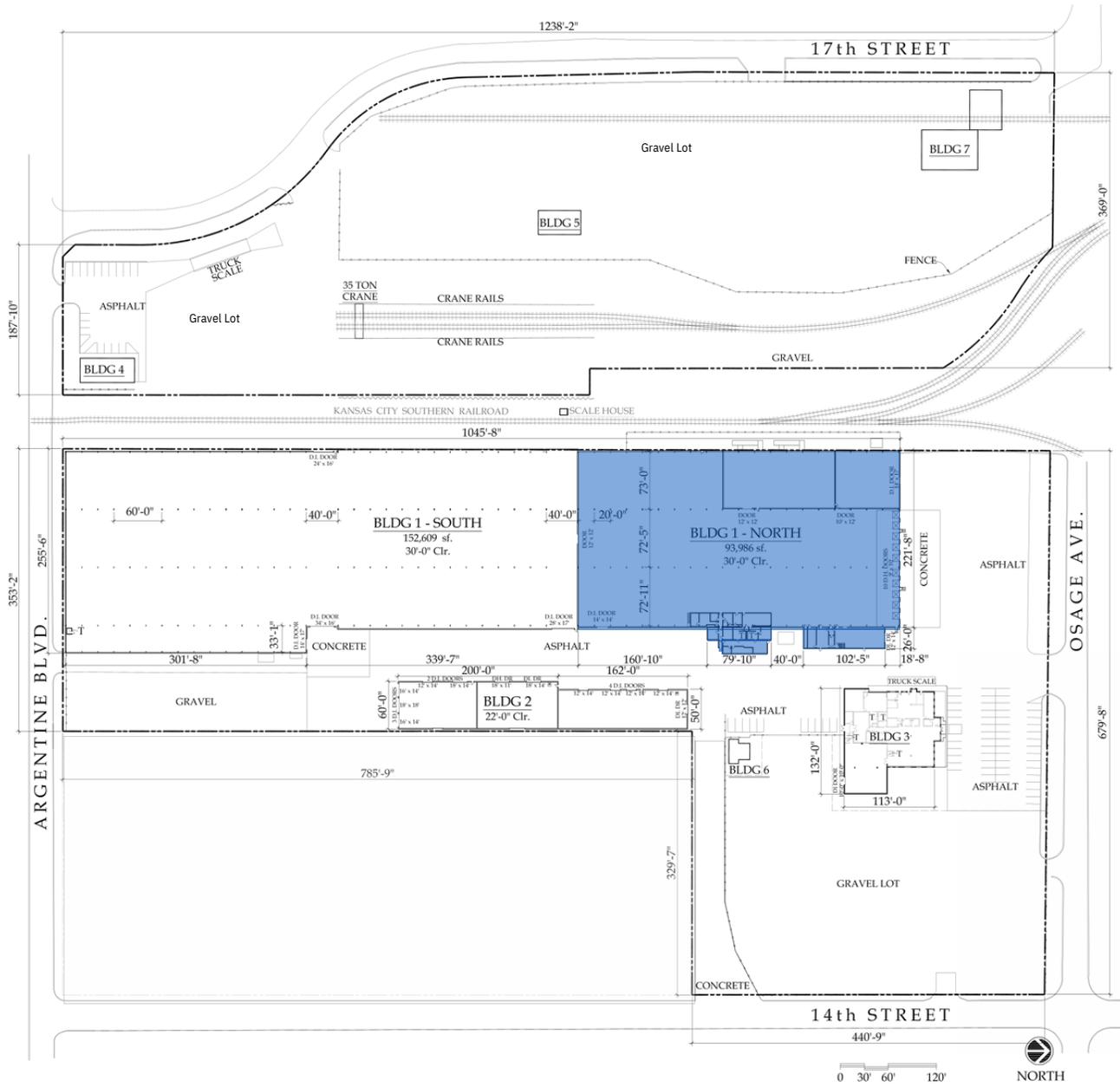
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CH3 CAPITAL



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