



FOR LEASE

5,664 Sq Ft 1st Floor
Warehouse / Office

1316 St. Louis
Kansas City, MO

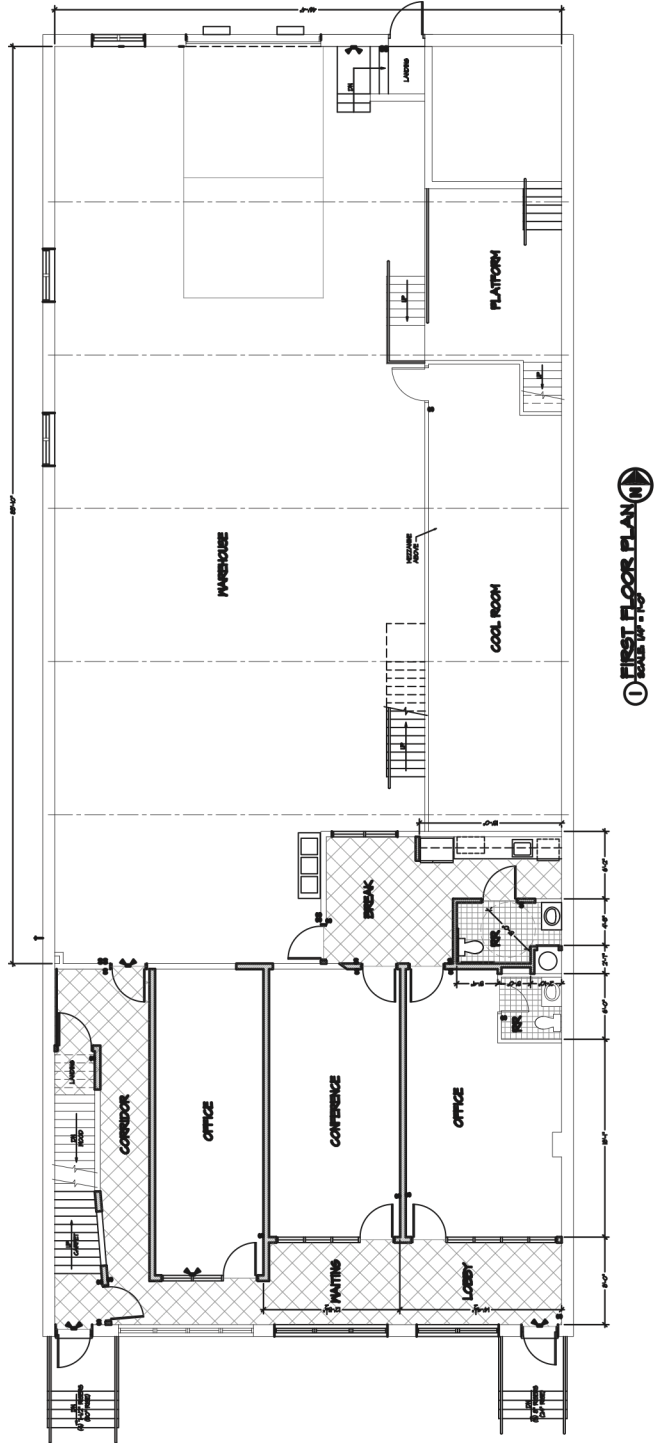


Pat Murfey

7021 Johnson Drive
Shawnee Mission, KS 66202
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- I-70 / I-635 Access to the Metro
- Evolving West Bottoms Location
- Exposed Brick / Wood / Steel
- 15' High Bow Truss Ceiling at 1st Fl.
- 5,664 SF Lower Level - Drive-in Access



① **FIRST FLOOR PLAN**

Location Aerial



Site Aerial



This 13,438 square foot building features a 11,328 square foot complete built out office, production and distribution warehouse on the first floor and lower level lower level. The building is 48' x 118' so 5,664 Sq Ft per floor. The 2,110 square foot second floor, two story loft office is leased to a local law firm. This space is accessed via its own secured stair from the first floor street level entry door.

Features include; reception area, open office area, entertaining room & kitchen on the first floor.

Construction materials are exposed brick, timbers, wood siding and massive steel truss that span the warehouse space.

Recent area infrastructure improvements include:

- St. Louis Street Bridge Replacement
- 23rd Street Viaduct Repairs
- Storm Sewer Replacement – Phase 1
- 12th Street Viaduct Repair – Phase 1 & 2
- Beardsley Road Bridge Replacement
- Development of the Riverfront Heritage Trail
- Development of River Bluff Park

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Property Features

Building Size in SF	13,438
Building Dimensions	48' x 118'
Total Acres	
Year Built	1930s
Construction Material	Brick & Steel
Roof	Membrane
Floor	Concrete / Carpet at Loft
Clear Height in Feet	15' at 1st Floor Warehouse
Column Spacing	Clear Span at Warehouse
Dock-High Loading	<input type="checkbox"/> 12' x 14" Door to First Floor
Van-High Loading	<input type="checkbox"/> 12' x 14' Door to Lower Level
Drive-In Loading	<input type="checkbox"/>

Building Systems

Sprinkler	NA
Floor Drains	Yes
HVAC	Central at Office and Warehouse
Lighting	Fluorescent
Electrical	200 Amp / 208 Volt / 3 Phase

Site

Parking	Ample on Street
Zoning	M3-5 - Heavy Industrial
Floodplain	NA
Access	I-635 / 12th Street Viaduct

Pricing

Lease Type	Space Information:	Size (sf)	Rate
NNN and/or	1st Floor	5,664	\$12.50
	Lower Level	5,664	\$3.20
Sale Price			
1316 St. Louis Kansas City MO 64101			
County: Jackson	Taxes: 2018: \$1,619.51		

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Contact your Broker/Agent at
 Evergreen for more information

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