

FOR SUBLEASE

1123 Bedford Avenue, North Kansas City, MO



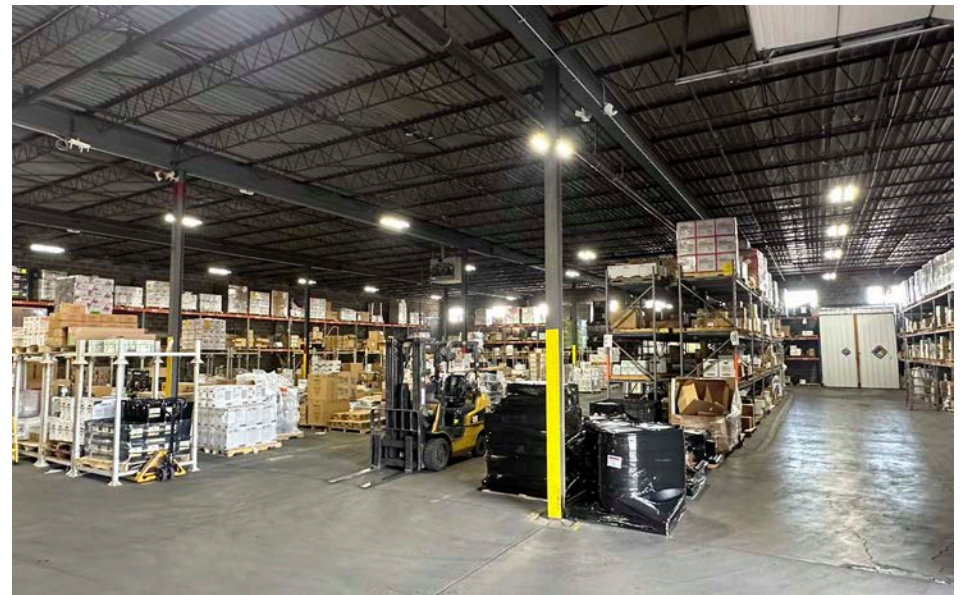
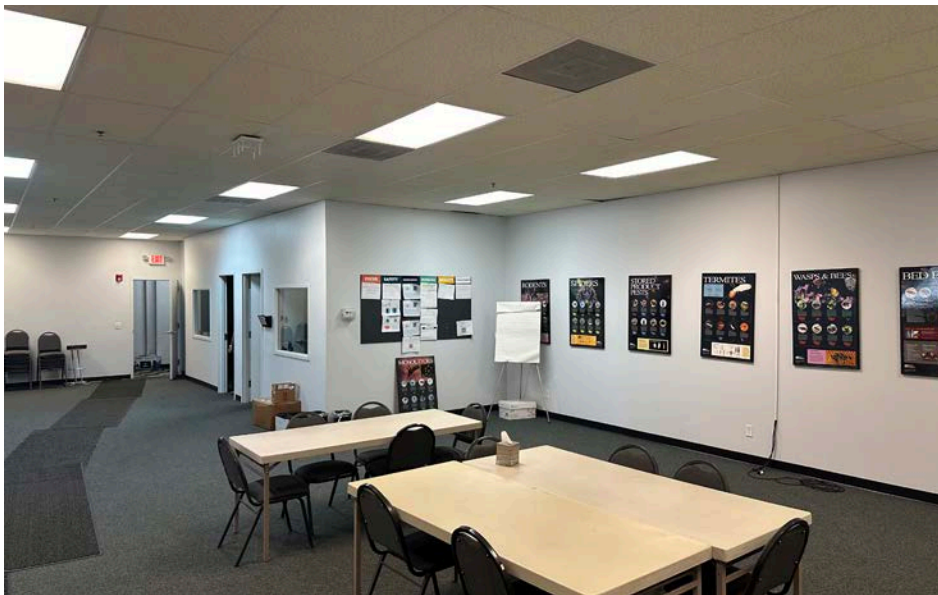
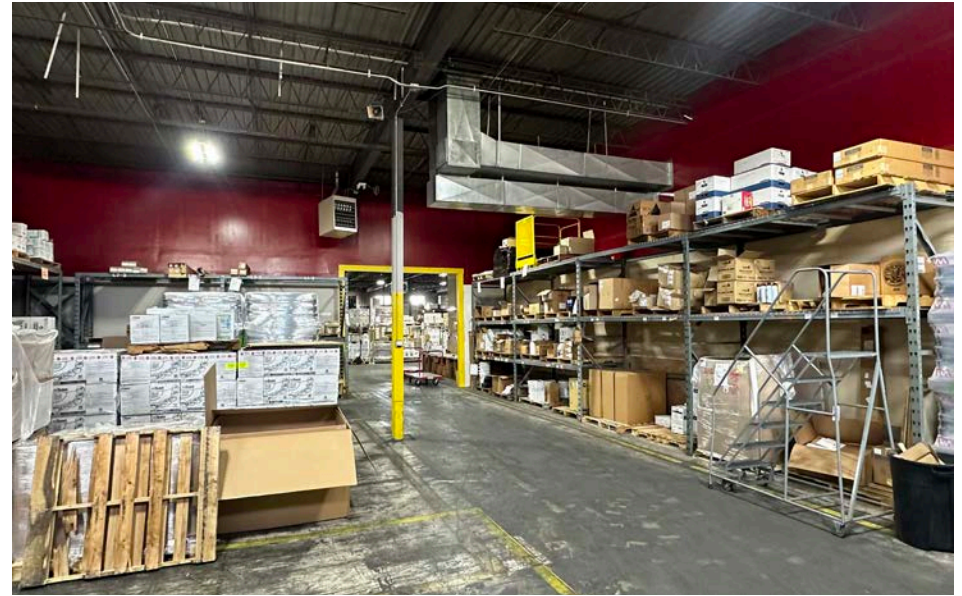
**±20,041 SF WITH ±15,000 SF
OUTDOOR STORAGE**

PROPERTY HIGHLIGHTS



- Asking Rate: \$6.00 PSF Gross + Utilities
- Highly Secured and Paved Outside Storage
- ±3,750 SF Total Office Area
 - » Showroom and Sales Counter
 - » 5 Private Offices
 - » Large Conference / Production Room
 - » Warehouse Office
 - » Bonus Mezzanine Storage
- 2 Dock-High Doors
- 1 Drive-In Door (10' x 10')
- Rail Served - 2 Dock-High Rail Doors
- 18' Clear Height
- Fully Sprinklered
- Immediate Access to I-29
- Sublease Through 5/31/26

PHOTOS



AERIAL





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