

NEW IRONGATE INDUSTRIAL PARK

located across from Textron at K-42 & Hoover



Prime Hard Corner Location In Established Industrial Area!

60,000 - 90,000 sq. ft. New Construction

Property Highlights

- 60,000-90,000 sq. ft. with 30 foot clear ceilings height
- Prime industrial area with excellent interstate I-235 and Kellogg/US-54 access
- Ideal location for aviation supply chain (Textron across K-42 highway) or other industrial use
- High Efficiency

Area Neighbors Include:

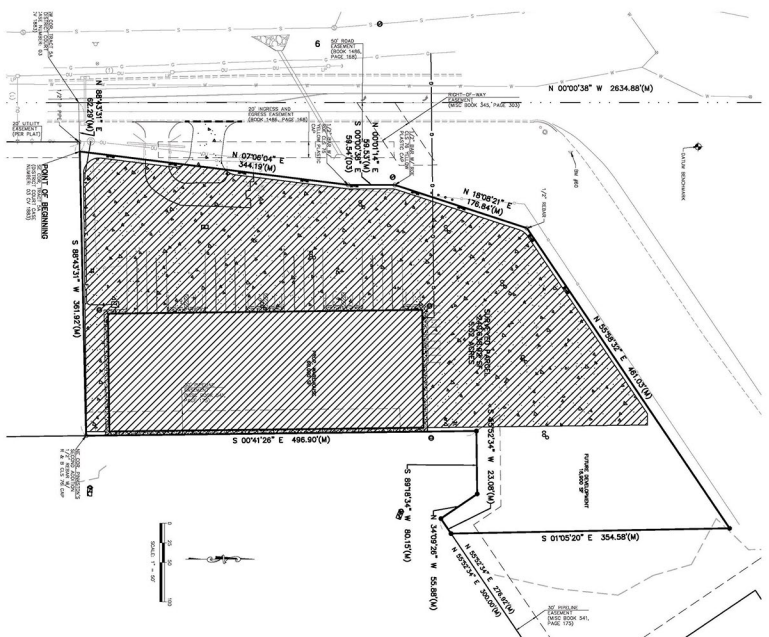
TEXTRON

BOMBARDIER
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NATIONAL AIRPORT

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INDUSTRIAL



Property Description

- Location:** 2930 South Hoover Road/SEC of K-42 & Hoover Road
- Building Size:** 60,000-90,000 sq. ft.
- Lot Size:** 6.5 Acres
- Zoning:** Light Industrial
- Lease Rate:** Please contact agent for pricing

Interior Description

- 1200 AMP electrical, 3 phase, 4 wire
- 30' clear height
- 8 docks
- 8 overhead doors
- 8" floor
- Insulation R-14 side walls, R-19 ceiling
- LED lighting, 40 foot candle
- 50'X50' column spacing
- Restroom to spec

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