



**FOR SALE or LEASE**  
**1221 S. Kansas Ave.**



- Building Size:** 22,600 S.F.
- Office Size:** 900 S.F. Mezzanine offices
- Lot Size:** 22,145 S.F.
- Wall Height:** 18 feet
- OH Doors:** FRONT 14'X14', (2)-12'X14' REAR 14'X14', 12'X16', 22'X12'
- Construction:** Block, brick veneer
- Location:** Corner of SW 12th St. and Kansas Ave., South edge CBD
- Divisible Spaces:** 6,400 S.F., 16,000 S.F.
- Occupancy:** Immediate
- Comments:** **VERY CLEAN!!** Drive-thru capability. Trough floor drains.  
Equipped with hydraulic floor lift.
- Lease Rate:** \$4.75/S.F.



**SALE PRICE SW corner 12th & Kansas**  
**2 1/2 acres incl. 1221 S. Kansas Avenue**  
**\$1,500,000.00**

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