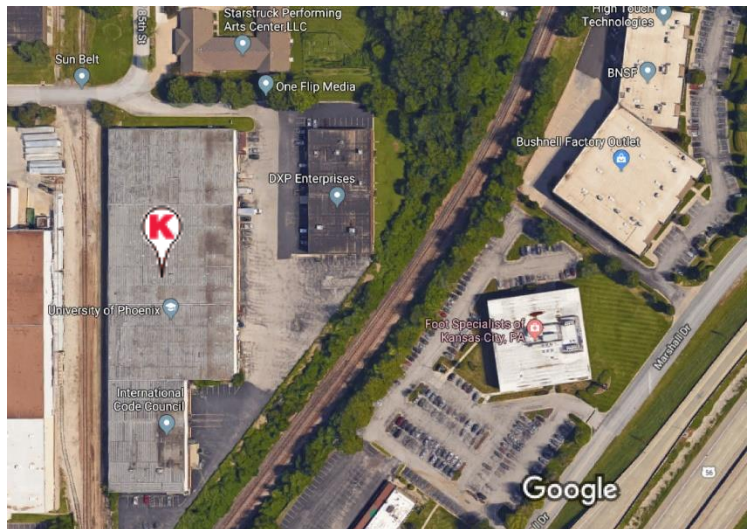


11709 W. 85th Street Lenexa, KS



32,000 SF Office/Warehouse Building FOR LEASE

- 900 SF or BTS Office Area
- 6 Dock-High Loading Doors
- 20' Ceiling Height
- New LED Lights
- Quick I-35 Access
- Google Fiber Available
- New Storefront Glass



JACK ALLEN, SIOR ja@karbank.com

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THE BARNEY BUILDING
2000 SHAWNEE MISSION PARKWAY
SUITE 400
MISSION WOODS, KANSAS 66205

INDUSTRIAL | OFFICE | COMMERCIAL
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REAL ESTATE COMPANY

11709 W. 85 Street Lenexa, KS

County:	Johnson	Zip:	66214
Building Area:	32,000 SF	Land Area:	4 Acres
Building Dimensions:		Land Dimensions:	Irregular
Office Area:	900 or BTS	Zoning:	BP2
Type Construction:	Masonry & Metal	Condition:	Good
Year Built:	1966	Floors:	One
Ceiling Height:	20'	Floor Type:	5" Reinforced Concrete
Column Spacing:	40' x 40'	Roof Type:	Tar & Gravel
Parking:	10 - 14 Spaces	Plans Available:	Yes
Truck Docks:	6	Drive-In Doors:	None
Dock Door Sizes:	8' x 10'	Drive-In Door Sizes:	N/A
Dock Levelers:	1 Edge-of-Dock	Rail Service:	BN Possible
Sprinkler Type:	Dry	Car Spots:	
Lighting Type:	LED	Heat Type:	Gas
Electric Service:	400 Amp/120-208 Volt/3Phase	Restrooms:	2
Lease Price (SF/YR):	\$4.50	Sale Price:	N/A
Lease Price (MO):	\$12,000	Sale Terms:	N/A
Lease Type:	Industrial Gross	Exist. Financing:	N/A
Lease Term:	Negotiable	R.E. Taxes:	N/A
Date Available:	Immediately	Insurance:	N/A

Comments:

- Excellent warehouse space with good access to I-35.
- Google Fiber Available

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