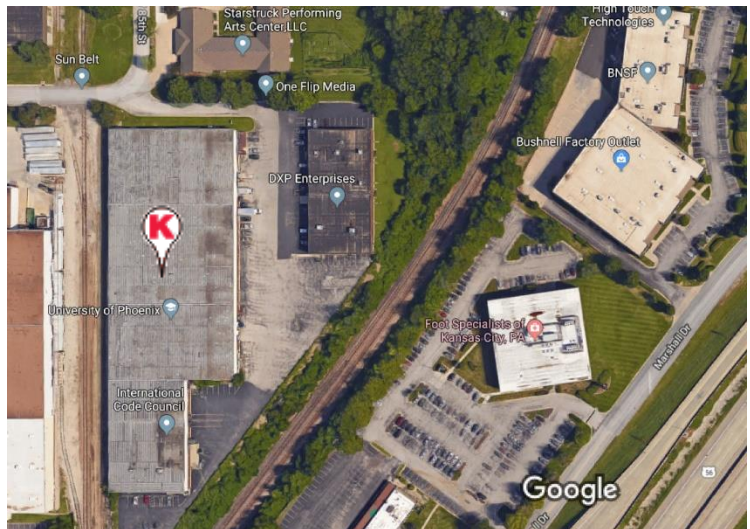


11701-09 W. 85th Street Lenexa, KS



48,000 SF Office/Warehouse Building FOR LEASE

- 900 SF or BTS Office Area
- 7 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

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

INDUSTRIAL | OFFICE | COMMERCIAL
BROKERAGE & DEVELOPMENT
ESTABLISHED 1950

JOHN DELZER jd@karbank.com

816.221.4488 MAIN
816.221.4494 FAX
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REAL ESTATE COMPANY

11701-09 W. 85 Street Lenexa, KS

County:	Johnson	Zip:	66214
Building Area:	48,000 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:	7	Drive-In Doors:	None
Dock Door Sizes:	8' x 10'	Drive-In Door Sizes:	N/A
Dock Levelers:	4 Edge-of-Dock	Rail Service:	BN Possible
Sprinkler Type:	Dry	Car Spots:	0
Lighting Type:	LED	Heat Type:	Gas
Electric Service:		Restrooms:	2
Lease Price (SF/YR):	\$4.25	Sale Price:	N/A
Lease Price (MO):	\$17,000.00	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

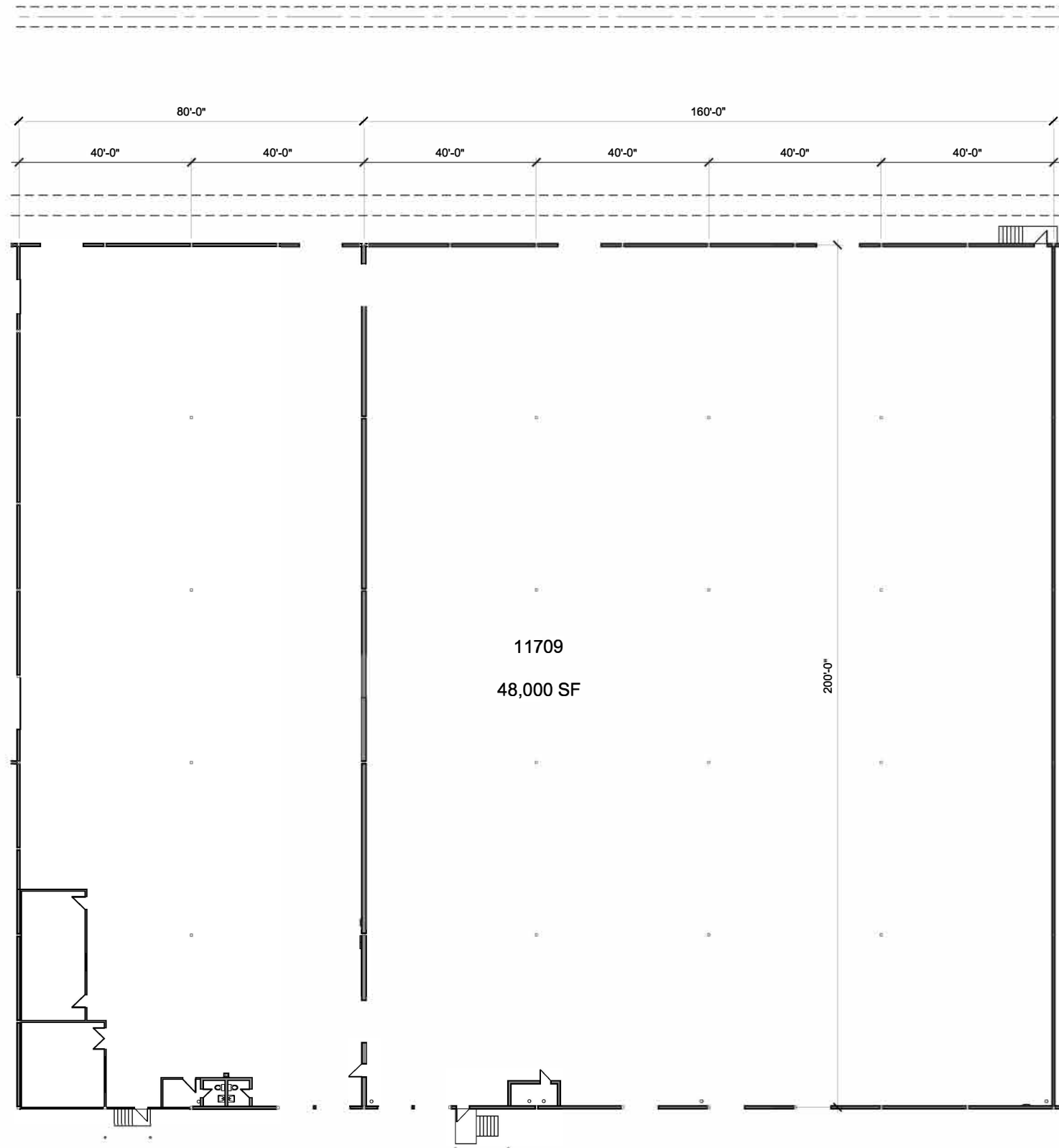
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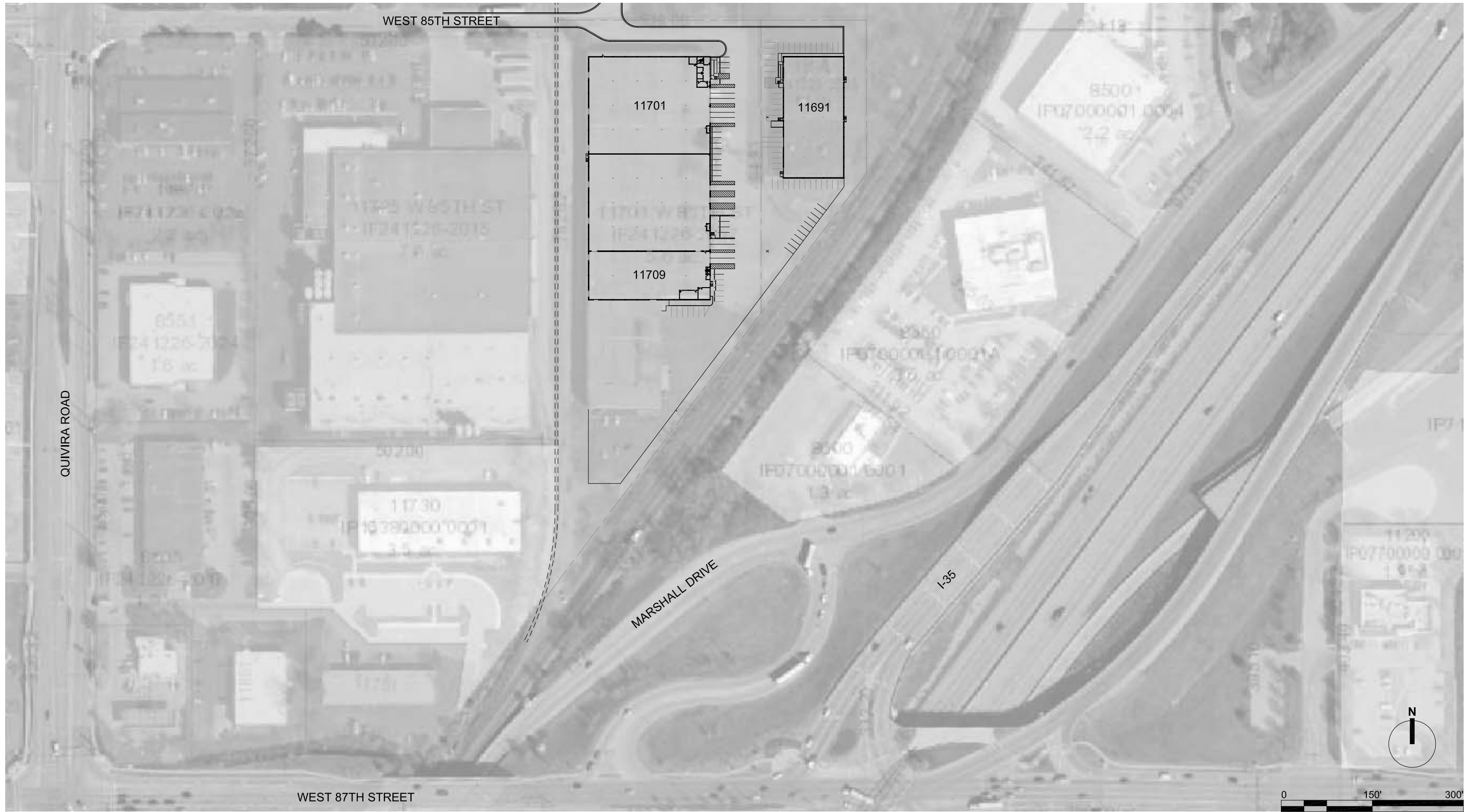
2000 SHAWNEE MISSION PARKWAY
 STE 100 MISSION WOODS, KS 66205
 TEL 816 502 1500 FAX 816 842 1878

PROJECT
11709 W. 85TH STREET
 LENEXA, KANSAS

SCALE 1/16" = 1'-0"
FLOOR PLAN

PROJECT NUMBER 2018100.800	© 2018 Reese Masillon Turley Architecture, LLC All rights reserved. No part of this document may be reproduced or utilized in any form without the prior written authorization of Reese Masillon Turley Architecture, LLC.
SHEET AUTHOR A. HERNDON	SHEET NUMBER A06
DATE AUGUST 16, 2018	

RMTA.BIZ



2000 SHAWNEE MISSION PARKWAY
 STE 100 MISSION WOODS, KS 66205
 TEL 816 502 1500 FAX 816 942 1878

PROJECT

11701-09-11 W. 85TH STREET

LENEXA, KANSAS

SCALE 1" = 150'-0"
SITE PLAN

PROJECT NUMBER
 2018100.800

SHEET AUTHOR
 A. HERNDON

DATE
 AUGUST 16, 2018

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