

## 4601 Brewer Place Leavenworth, KS



## 10,400 SF Office/Warehouse Building FOR SALE or LEASE

- 3,040 SF Office Area
- Dock-High Loading
- Drive-In Loading
- 15' Ceiling Height
- Good Condition



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

INDUSTRIAL | OFFICE | COMMERCIAL  
BROKERAGE & DEVELOPMENT  
ESTABLISHED 1950

816.221.4488 MAIN  
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## 4601 Brewer Place Leavenworth, KS

<b>County:</b>	Leavenworth	<b>Zip:</b>	66048
<b>Building Area:</b>	10,400 SF	<b>Land Area:</b>	2.41 Acres
<b>Building Dimensions:</b>	130' x 80'	<b>Land Dimensions:</b>	
<b>Office Area:</b>	3,040	<b>Zoning:</b>	
<b>Type Construction:</b>	Metal	<b>Condition:</b>	Good
<b>Year Built:</b>	1988	<b>Floors:</b>	One
<b>Ceiling Height:</b>	15'	<b>Floor Type:</b>	Concrete
<b>Column Spacing:</b>		<b>Roof Type:</b>	
<b>Parking:</b>	10 Cars	<b>Plans Available:</b>	No
<b>Truck Docks:</b>	One	<b>Drive-In Doors:</b>	One (Ramped)
<b>Dock Door Sizes:</b>	10' W x 12' H	<b>Drive-In Door Sizes:</b>	10' W x 12' H
<b>Dock Levelers:</b>	None	<b>Rail Service:</b>	None
<b>Sprinkler Type:</b>	None	<b>Car Spots:</b>	N/A
<b>Lighting Type:</b>	Fluorescent Strip	<b>Heat Type:</b>	OH Gas
<b>Electric Service:</b>	3 Phase	<b>Restrooms:</b>	Three
<b>Lease Price (SF/YR):</b>	\$4.50 PSF	<b>Sale Price:</b>	\$472,500
<b>Lease Price (MO):</b>	\$3,900/month	<b>Sale Terms:</b>	All Cash Due at Closing
<b>Lease Type:</b>	Industrial Gross	<b>Exist. Financing:</b>	None
<b>Lease Term:</b>	3-5 Years	<b>R.E. Taxes:</b>	
<b>Date Available:</b>	Immediately	<b>Insurance:</b>	

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