

## 9801 Alden Lenexa, Kansas



### 149,952 SF Available for Lease

- 149,952 SF existing building - Expandable to 365,000 SF
- Crane served
- 28' - 32' clear ceiling height
- 6 drive-in doors / 17 docks
- Outside storage/trailer parking available
- New ESFR sprinkler system
- New LED lighting with motion sensors
- New exterior painting, landscaping, reworking of existing concrete and pavement.
- New Alden entrance on north side

JACK ALLEN, SIOR [ja@karbank.com](mailto:ja@karbank.com)

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

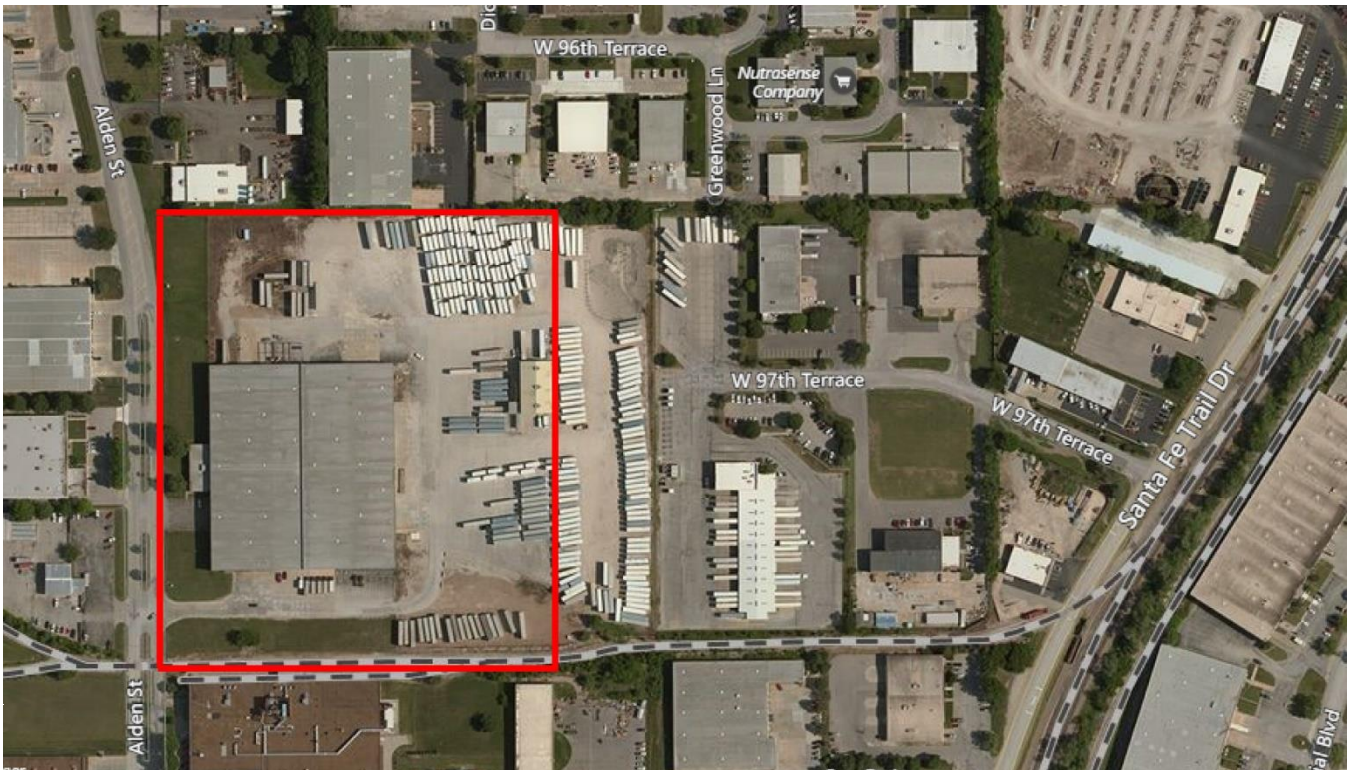
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BROKERAGE & DEVELOPMENT  
ESTABLISHED 1950

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## 9801 Alden Lenexa, KS

<b>County:</b>	Johnson	<b>Zip:</b>	66215
<b>Building Area:</b>	149,952 - expandable to 365,952 SF	<b>Land Area:</b>	20+/- Acre Site
<b>Building Dimensions:</b>	362.84' x 402.93'	<b>Land Dimensions:</b>	838 'x 1038'
<b>Office Area:</b>	3,774 SF	<b>Zoning:</b>	BP2
<b>Type Construction:</b>	Concrete (poured sill wall) to 5'6" high with insulated metal sandwich panel above	<b>Condition:</b>	Excellent
<b>Year Built:</b>	1970/1971	<b>Floors:</b>	One
<b>Ceiling Height:</b>	28'-32' Clear	<b>Floor Type:</b>	8" Concrete
<b>Column Spacing:</b>	2 bays - 90' x 25' 3 bays - 60' x 25'	<b>Roof Type:</b>	Mechanically-attached single-ply PVC system
<b>Parking:</b>		<b>Plans Available:</b>	Yes
<b>Truck Docks:</b>	17 (pending approval)	<b>Drive-In Doors:</b>	6
<b>Dock Door Sizes:</b>	10' x 10' - pit levelers	<b>Drive-In Door Sizes:</b>	
<b>Dock Levelers:</b>		<b>Rail Service:</b>	BNSF Possible
<b>Sprinkler Type:</b>	ESFR	<b>Car Spots:</b>	TBD - New Parking Plan
<b>Lighting Type:</b>	LED	<b>Heat Type:</b>	OH Gas
<b>Electric Service:</b>	277/480 volts /1600 amps - Ability to upgrade to 4,000 Amp	<b>Restrooms:</b>	
<b>Lease Price (SF/YR):</b>	\$4.95/PSF	<b>Sale Price:</b>	N/A
<b>Lease Price (MO):</b>	\$61,855.20	<b>Sale Terms:</b>	
<b>Lease Type:</b>	Net	<b>Exist. Financing:</b>	
<b>Lease Term:</b>	Negotiable	<b>R.E. Taxes:</b>	2017 - \$1.19
<b>Date Available:</b>	Immediately	<b>Insurance:</b>	\$.09

**Comments:** Excellent access to I-35 and I-435. Outside storage/trailer parking available.

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