



REAL ESTATE COMPANY

20151 W. 55th Street Shawnee, KS

County:	Johnson	Zip:	66218
Building Area:	12,000 SF	Land Area:	.80 Acres
Building Dimensions:	80' x 125'	Land Dimensions:	Irregular
Office Area:	2,000 SF (Mezzanine)	Zoning:	Planned Industrial
Type Construction:	Metal	Condition:	Average
Year Built:	1974	Floors:	One w/ Mezzanine office
Ceiling Height:	21'-24'	Floor Type:	6" Concrete
Column Spacing:	25' x 37'	Roof Type:	Metal
Parking:	15 Cars	Plans Available:	No
Truck Docks:	1	Drive-In Doors:	Three
Dock Door Sizes:	12' x 14'	Drive-In Door Sizes:	12' x 14'
Dock Levelers:	Edge of Dock	Rail Service:	No
Sprinkler Type:	None	Car Spots:	N/A
Lighting Type:	Metal Halide	Heat Type:	Forced Air
Electric Service:	1200 Amp/ 480 v/ 3 Phase	Restrooms:	3
Lease Price (SF/YR):		Sale Price:	\$495,000
Lease Price (MO):		Sale Terms:	All Cash Due at Closing
Lease Type:		Exist. Financing:	N/A
Lease Term:		R.E. Taxes:	2018: \$17,874
Date Available:	Immediately	Insurance:	

Comments:

- 1-10 Ton Crane
- 400 Amp bus duct

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