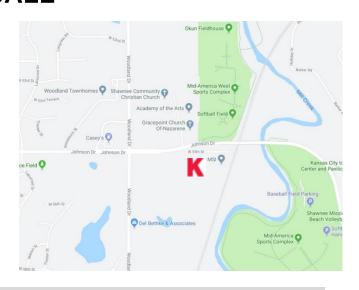


## 20151 West 55<sup>th</sup> Street Shawnee, KS



## 12,000 SF Office/Warehouse FOR SALE

- 2,000 SF Mezzanine Office Area
- 21' 24' Clear Ceiling Height
- 1 Dock High Loading Door
- 3 Drive-In Doors
- 1 10 (ten) ton crane



JOHN DELZER jd@karbank.com

THE BARNEY BUILDING 2000 SHAWNEE MISSION PARKWAY SUITE 400 MISSION WOODS, KANSAS 66205 INDUSTRIAL | OFFICE | COMMERCIAL BROKERAGE & DEVELOPMENT ESTABLISHED 1950 PAUL FOGEL, SIOR pf@karbank.com

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## 20151 W. 55<sup>th</sup> 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:

Dock Door Sizes: 12' x 14' Drive-In Door Sizes: 12' x 14'

Dock Levelers:Edge of DockRail Service:NoSprinkler Type:NoneCar Spots:N/A

**Lighting Type:** Metal Halide **Heat Type:** Forced Air

Electric Service: 1200 Amp/ 480 v/ 3 Restrooms: 3

Lease Price (SF/YR): Sale Price: \$495,000

Lease Price (MO):

Sale Terms:

All Cash Due at

Lease Type: Sale Terms. Closing

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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Three

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