

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

County:	Leavenworth	Zip:	66048
Building Area:	10,400 SF	Land Area:	.94 Acres
Building Dimensions:	130' x 80'	Land Dimensions:	
Office Area:	3,040	Zoning:	
Type Construction:	Metal	Condition:	Good
Year Built:	1988	Floors:	One
Ceiling Height:	15'	Floor Type:	Concrete
Column Spacing:		Roof Type:	
Parking:	10 Cars	Plans Available:	No
Truck Docks:	One	Drive-In Doors:	One (Ramped)
Dock Door Sizes:	10' W x 12' H	Drive-In Door Sizes:	10' W x 12' H
Dock Levelers:	None	Rail Service:	None
Sprinkler Type:	None	Car Spots:	N/A
Lighting Type:	Fluorescent Strip	Heat Type:	OH Gas
Electric Service:	3 Phase	Restrooms:	Three
Lease Price (SF/YR):	\$3.95 PSF	Sale Price:	\$472,500
Lease Price (MO):	\$3,423.33/month	Sale Terms:	All Cash Due at Closing
Lease Type:	Industrial Gross	Exist. Financing:	None
Lease Term:	3-5 Years	R.E. Taxes:	
Date Available:	Immediately	Insurance:	

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