



INDUSTRIAL PROPERTY FOR LEASE

EXCHANGE PLACE 13

13309 W. 98th Street

Lenexa, Kansas

8,190 SF Available

Property Highlights

- 4,650 SF Office
- 3,540 SF Warehouse
- Excellent Office/Showroom Opportunity
- 16' Clear Height
- 3 Dock-High Doors
- Conveniently located at 99th St. and Pflumm Road
- Interstate Access at 95th St. and I-35
- Immediate access to I-35 and I-435
- Abundant Services Nearby

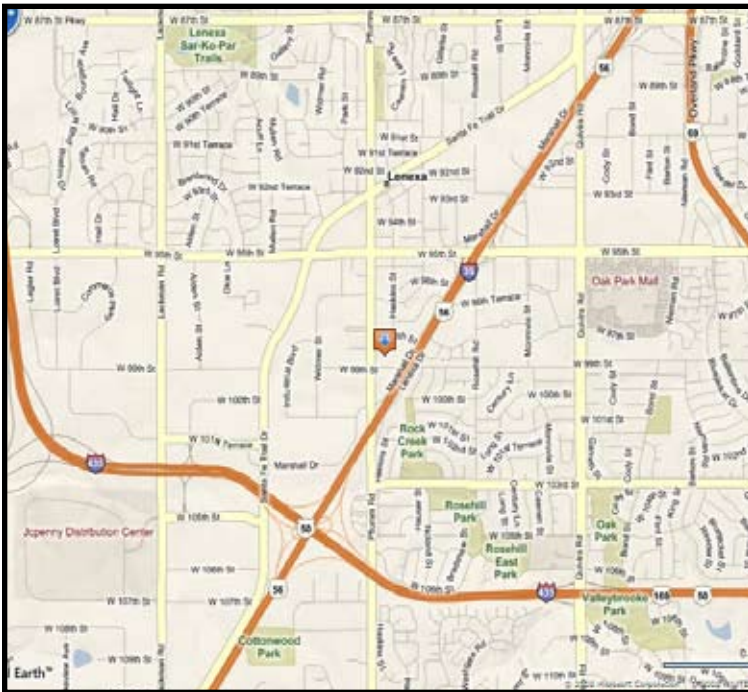
For more information or to schedule a tour, give us a call.

Kevin Wilkerson
913.469.4601 Direct
wilkerson@capital-kc.com

Phillip Algrim
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NAI Capital Realty

Commercial Real Estate Services, Worldwide.

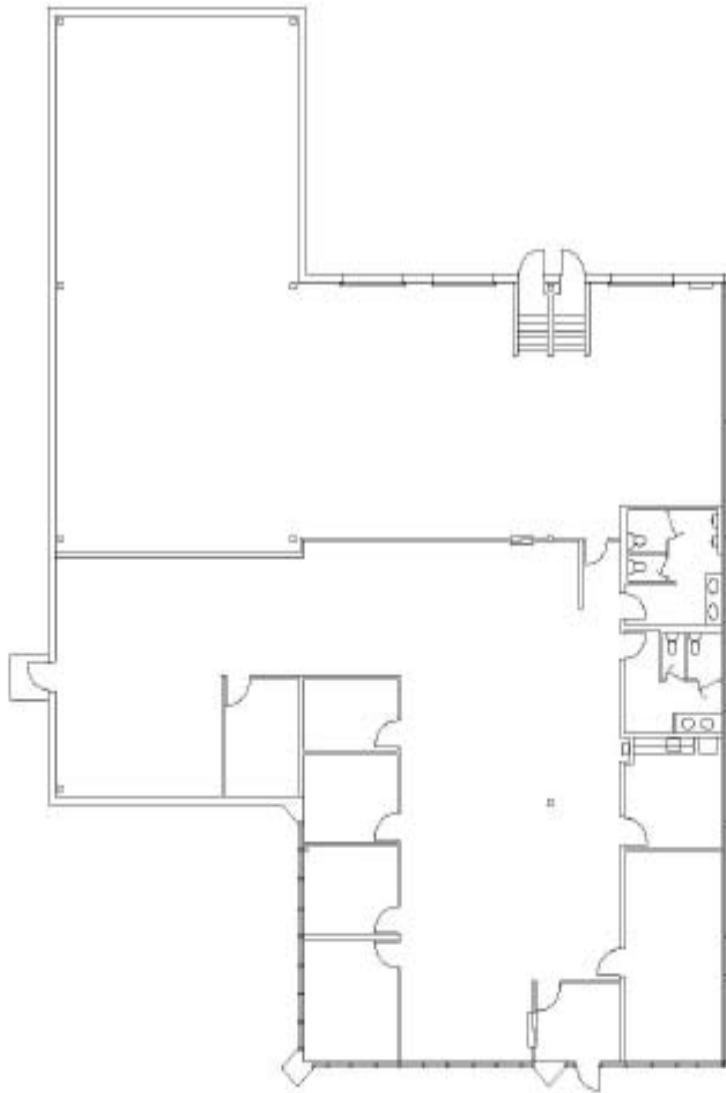
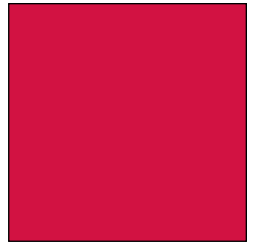
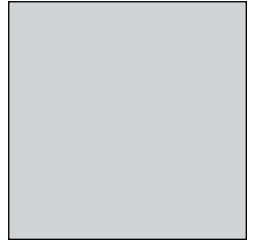
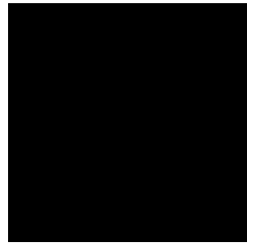
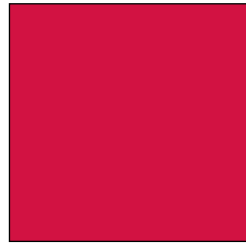
7500 College Boulevard • Suite 920 • Overland Park KS 66210

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Lenexa, Kansas



8,190 Square Feet

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Lenexa, KS

Leasing Information:

Square Feet:	8,190	Lease Rate Per Month:	\$5,801.25
Office/Production Square Feet:	4,650	Lease Rate Per Square Foot:	\$8.50 PSF
Warehouse Square Feet:	3,540	Lease Type:	Gross Industrial

Building Data:

Private Offices:	5	Clear Height:	16'
Restrooms:	2	Column Spacing:	
Electrical Service:		Dock-High Doors:	3
Warehouse Lighting System:	Fluorescent Strip	Size of Dock-High Doors:	
Warehouse Heating System:	FAG	Drive-In Doors:	N/A
Sprinkler System:	Wet	Size of Drive-In Doors:	N/A
		Double Doors:	N/A

Site Data:

Zoning:	BP-2	Gas:	KCPL
Electricity:	KCPL	Sanitary Sewer:	Johnson County
Water:	Johnson County		

For Additional Information Contact:

7500 College Blvd., Suite 920
Overland Park, Kansas 66210
913.469.4600, Fax: 913469.4650

All information furnished concerning property for sale or lease is obtained from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale or lease, or withdrawal without notice.