

## INDUSTRIAL PROPERTY FOR LEASE OR SALE

13606 W. 107th Street  
Lenexa, Kansas

### Property Highlights

- 3,768 SF available
- ±1,800 SF office space
- ±1,968 SF warehouse space
- \$8.00 PSF Industrial Gross for lease
- \$340,000 for sale
- Condominium with all brick construction
- 18' ceiling height
- 1 dock high door
- Wet sprinkler system
- West of Plumm Rd. on W. 107th St.

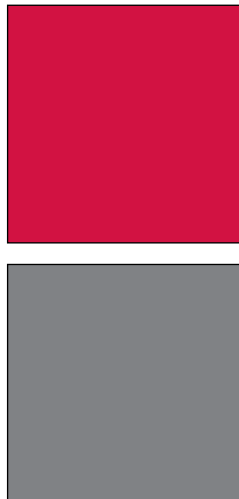
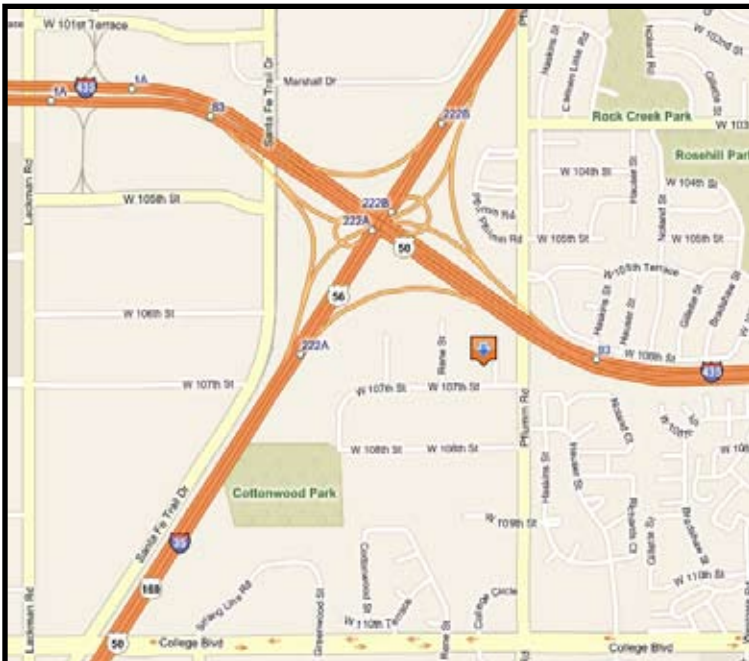
For more information or to schedule a tour, give us a call.

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# NAI Capital Realty

Commercial Real Estate Services, Worldwide.

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### Leasing Information:

Square Feet:	± 3,768	Lease Rate Per Month:	\$2,512.00
Office Square Feet:	± 1,800	Lease Rate Per Square Foot:	± \$8.00
Warehouse Square Feet:	± 1,968	Lease Type:	Industrial
			Gross
		For Sale:	\$340,000

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### Building Data:

Private Offices:	5	Clear Height:	18'
Restrooms:	1	Column Spacing:	N/A
Electrical Service:	208 amps/3-phase	Dock-High Doors:	1
Warehouse Lighting System:	Fluorescent	Size of Dock-High Doors:	8' x 8'
Warehouse Heating System:	Radiant Tube	Drive-In Doors:	N/A
Sprinkler System:	Wet	Size of Drive-In Doors:	N/A

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### Site Data:

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

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### For Additional Information Contact:

7500 College Blvd., Suite 920  
Overland Park, Kansas 66210  
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