

INDUSTRIAL PROPERTY FOR LEASE OR SALE

15541 W. 110th Street
Lenexa, Kansas

Property Highlights

- 14,590 SF existing building, expandable
- ±7,000 SF office space
- ±7,590 SF warehouse space
- \$5.85 PSF NNN
- \$1,298,500 for sale
- Additional land for expansion/outside storage/parking
- ±16' ceiling height
- 1 dock high door / 1 drive-in door
- Wet sprinkler system
- West of Lackman on W. 110th St.

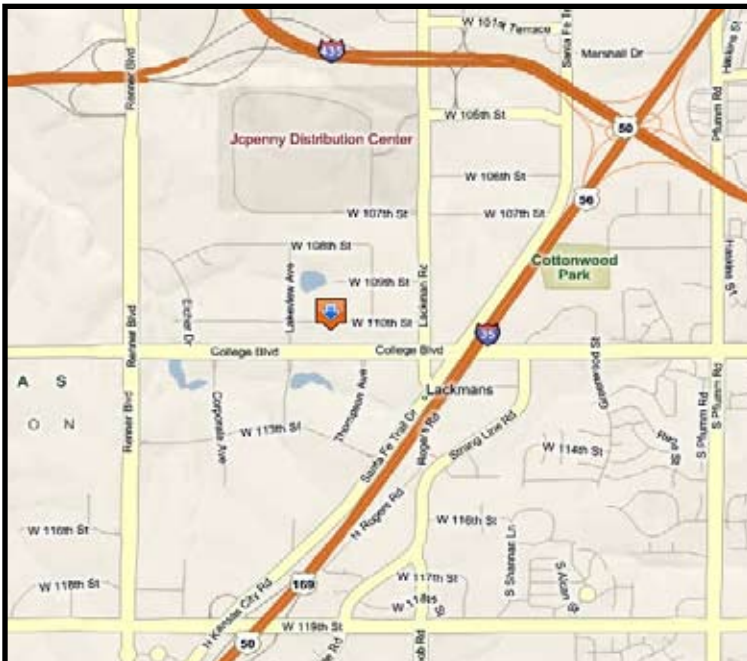
For more information or to schedule a tour, give us a call.

Kevin Wilkerson
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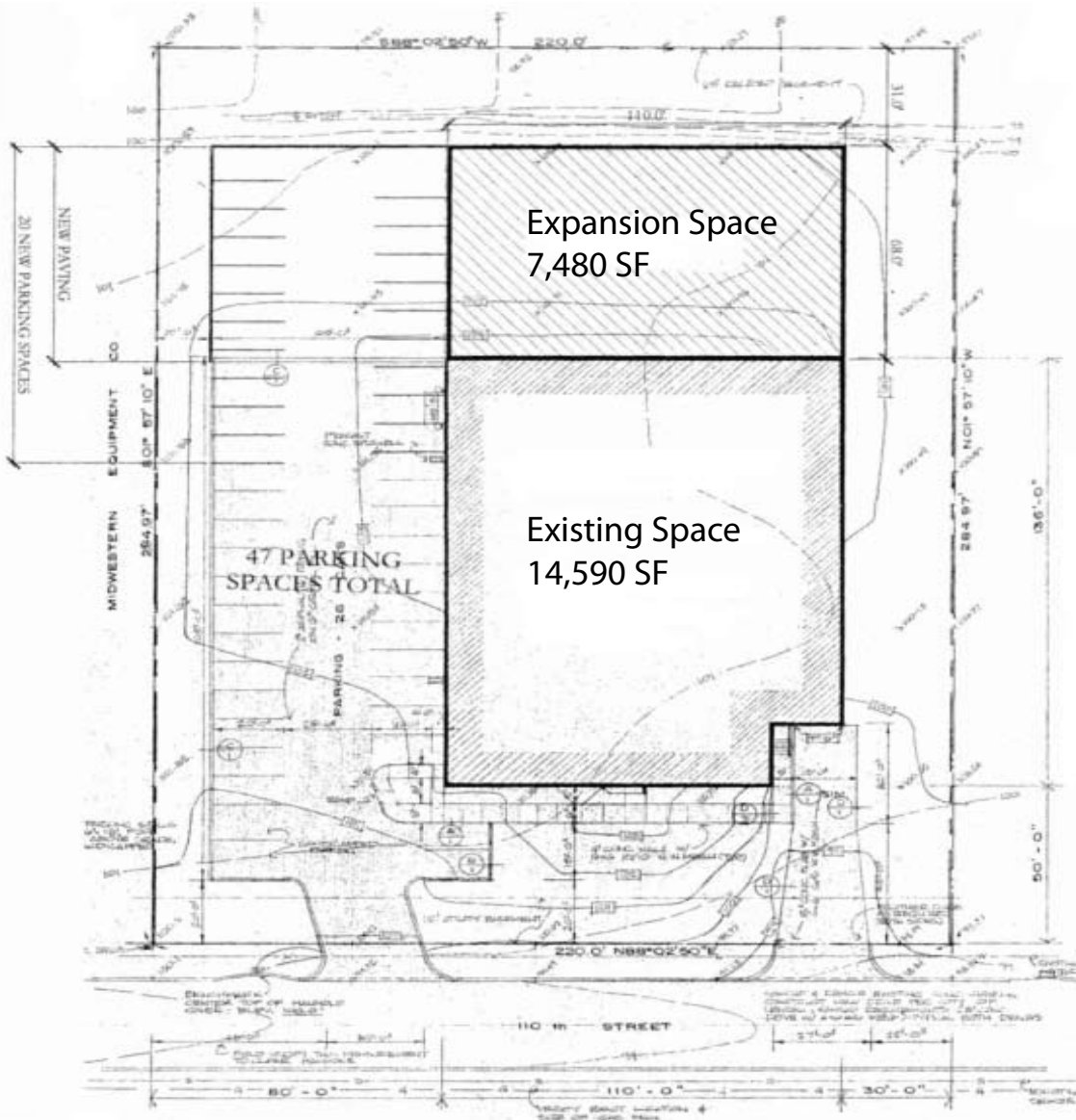
NAI Capital Realty

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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Site Plan

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Leasing Information:

Square Feet:	± 14,590	Lease Rate Per Month:	\$7,112.63
Office Square Feet:	± 7,000	Lease Rate Per Square Foot:	± \$5.85
Warehouse Square Feet:	± 7,590	Lease Type:	NNN
		For Sale:	\$1,298,500

Building Data:

Private Offices:	8	Clear Height:	±16'
Restrooms:	2	Column Spacing:	±35' x 33'
Electrical Service:	800 amps/600 volts/ 3-phase	Dock-High Doors:	1
Warehouse Lighting System:	Fluorescent	Size of Dock-High Doors:	14' x 10'
Warehouse Heating System:	Forced Air Gas	Drive-In Doors:	1
Sprinkler System:	Wet	Size of Drive-In Doors:	10' x 10'

Site Data:

Zoning:	BP-2	Gas:	KPL
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: 913.469.4650

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.