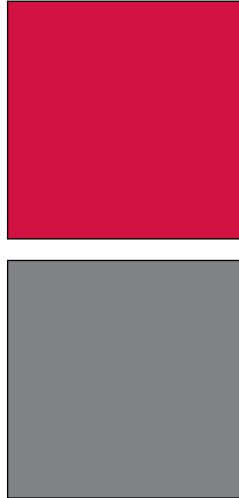
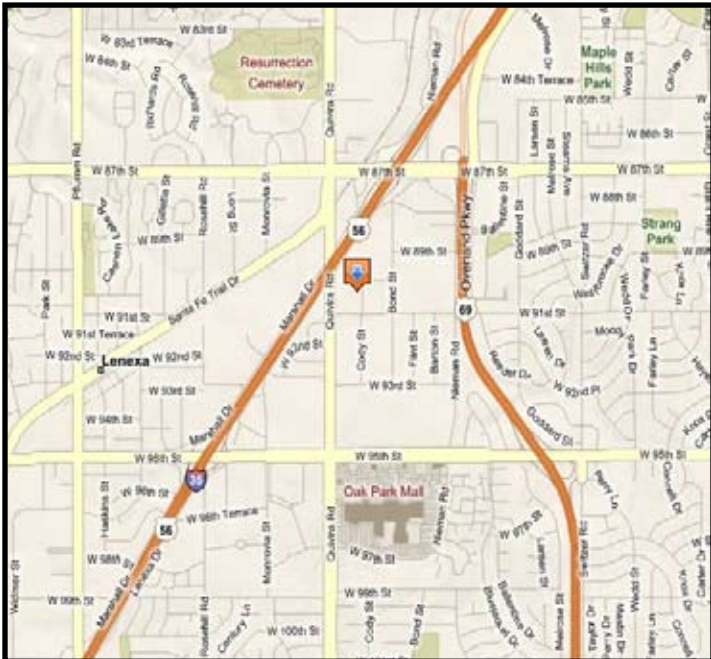


INDUSTRIAL PROPERTY FOR LEASE
CONGLETON INDUSTRIAL PARK
 Building 4 - 9054 Cody
 Overland Park, Kansas



Property Highlights

- Up to 9,631 SF Available
- 800 SF Office / 8,831 SF Warehouse
- 100% A/C
- \$5.75 PSF Gross Industrial
- Excellent Office/Warehouse Location
- 18' Clear Height
- Two (2) Dock High Doors
- One (1) Drive-In Doors
- Excellent I-35 Highway Access at 87th and 95th Streets
- Convenient Access to I-435 and 69 Highway at 87th Street
- 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 L. Algrim
 913.469.4605
 algrim@capital-kc.com

Erik Lund
 913.469.4609
 lund@capital-kc.com



Commercial Real Estate Services, Worldwide.

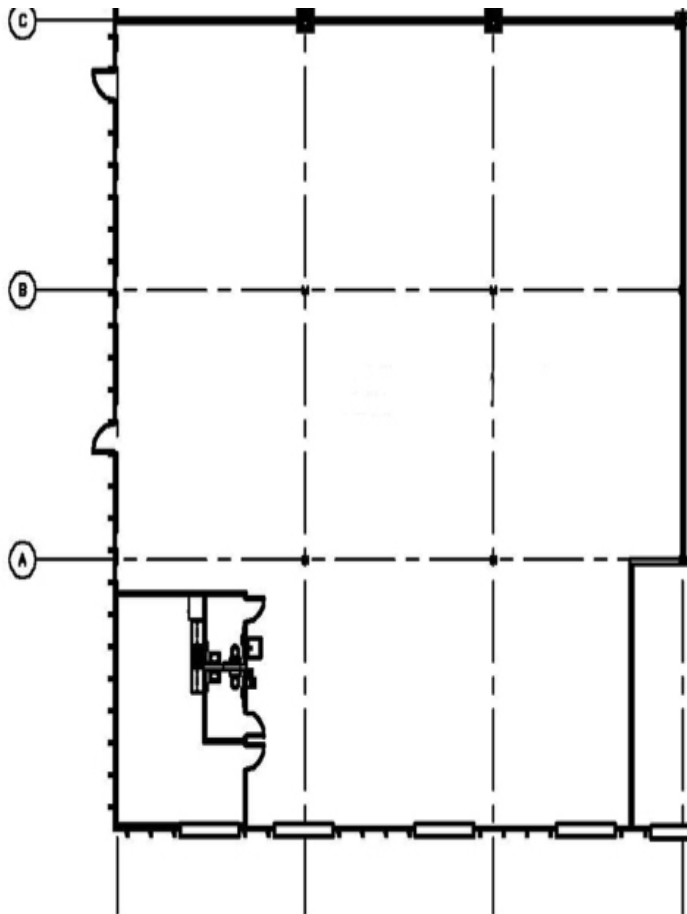
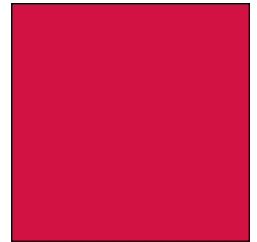
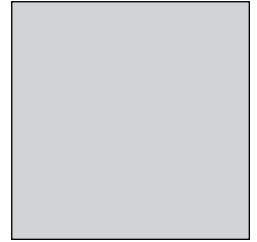
7500 College Boulevard • Suite 920 • Overland Park KS 66210

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.

www.capital-kc.com

CONGLETON INDUSTRIAL PARK

Building 4 - 9054 Cody
Overland Park, Kansas



Building 4
Up to 9,631 SF

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**Congleton #4
9054 Cody
Overland Park, Kansas**

Leasing Information:

Square Feet:	± 9,631	Lease Rate Per Month:	\$4,614.85
Office Square Feet:	± 800	Lease Rate Per Square Foot:	± \$5.75
Warehouse Square Feet:	± 8,831	Lease Type:	Gross Industrial

Building Data:

Private Offices:	0	Clear Height:	18'
Restrooms:	2	Column Spacing:	32' x 34'
Electrical Service:	250A, 208/120V, 3 ϕ	Dock-High Doors:	2
Warehouse Lighting System:	Fluorescent	Size of Dock-High Doors:	10' x 10'
Warehouse Heating System:	F.A.G.	Drive-In Doors:	1
Sprinkler System:	None	Size of Drive-In Doors:	10' x 10'

Site Data:

Zoning:	M1	Gas:	KPL
Electricity:	KCPL	Sanitary Sewer:	Johnson County
Water:	Johnson County		

For Additional Information Contact:

NAI Capital Realty

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Overland Park, Kansas 66210
913.469.4600, Fax: 913.469.4650