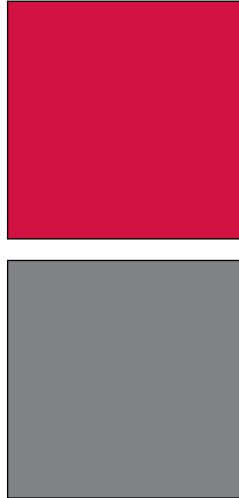


**INDUSTRIAL PROPERTY FOR LEASE**  
**PFLUMM BUSINESS CENTER**  
 Building 5 - 9834 Pflumm Road  
 Lenexa, Kansas



**Property Highlights**

- Up to 22,500 SF Available
- 1,070 SF Office
- 21,430 SF Warehouse
- \$5.50 PSF Gross Industrial
- 20' Clear Height
- Excellent Office/Warehouse Space
- Eight (8) Dock High Doors
- Conveniently located at 98th Street and Pflumm Road
- Interstate Access at 95th Street and I-35
- Immediate Access to I-435 and I-35
- 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  
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**NAI Capital Realty**

Commercial Real Estate Services, Worldwide.

7500 College Boulevard • Suite 920 • Overland Park KS 66210

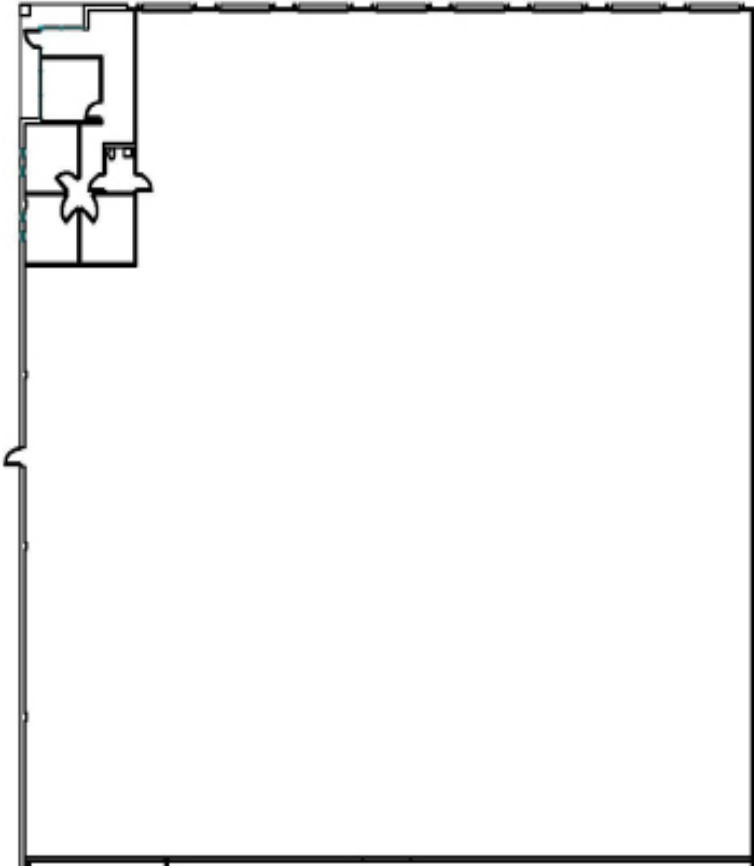
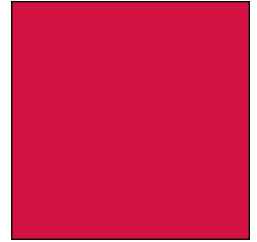
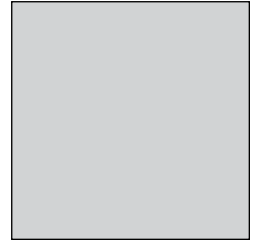
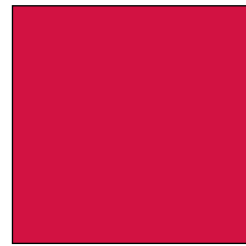
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

[www.capital-kc.com](http://www.capital-kc.com)

# PFLUMM BUSINESS CENTER

Building 5 - 9834 Pflumm Road

Lenexa, Kansas



**Building 5**  
**22,500 SF**

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**Pflumm Business Center  
9834 Pflumm Road**

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**Leasing Information:**

Square Feet:	± 22,500 sq. ft.	Lease Rate Per Month:	\$10,312.50
Office Square Feet:	± 1,070 sq. ft.	Lease Rate Per Square Foot:	± \$5.50
Warehouse Square Feet:	± 21,430 sq. ft.	Lease Type:	Gross

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**Building Data:**

Private Offices:	3	Clear Height:	20'
Restrooms:	1	Column Spacing:	30' x 33'
Electrical Service:	100A, 208/120V, 3 $\phi$	Dock-High Doors:	8
Warehouse Lighting System:	Fluorescent Strip	Size of Dock-High Doors:	10' x 10'
Warehouse Heating System:	F.A.G.	Drive-In Doors:	0
Sprinkler System:	None	Size of Drive-In Doors:	N/A

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**Site Data:**

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

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**For Additional Information Contact:**

**NAI** Capital Realty

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.