



## INDUSTRIAL PROPERTY FOR LEASE

### WIDMER PLACE 3

9875 Widmer Road

Lenexa, Kansas

### 25,408 SF Available

#### Property Highlights

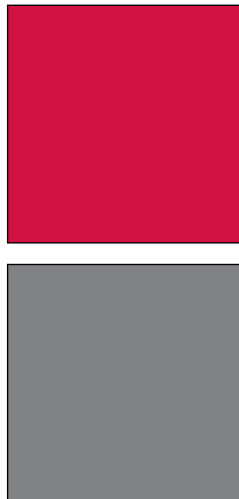
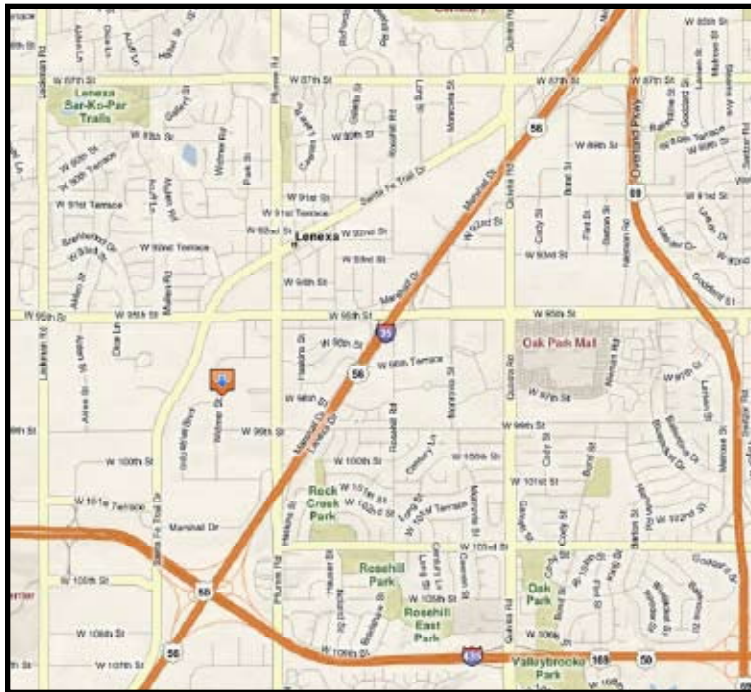
- 19,000 SF Available Office
- 6,408 SF Warehouse
- Excellent Office/Showroom Opportunity
- 16.5+' Clear Height
- 4 Dock-High Doors
- Conveniently located at 98th St. and Widmer Road
- Interstate Access at 95th St. and I-35
- Easy access to I-35 and I-435
- Abundant Services Nearby

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.

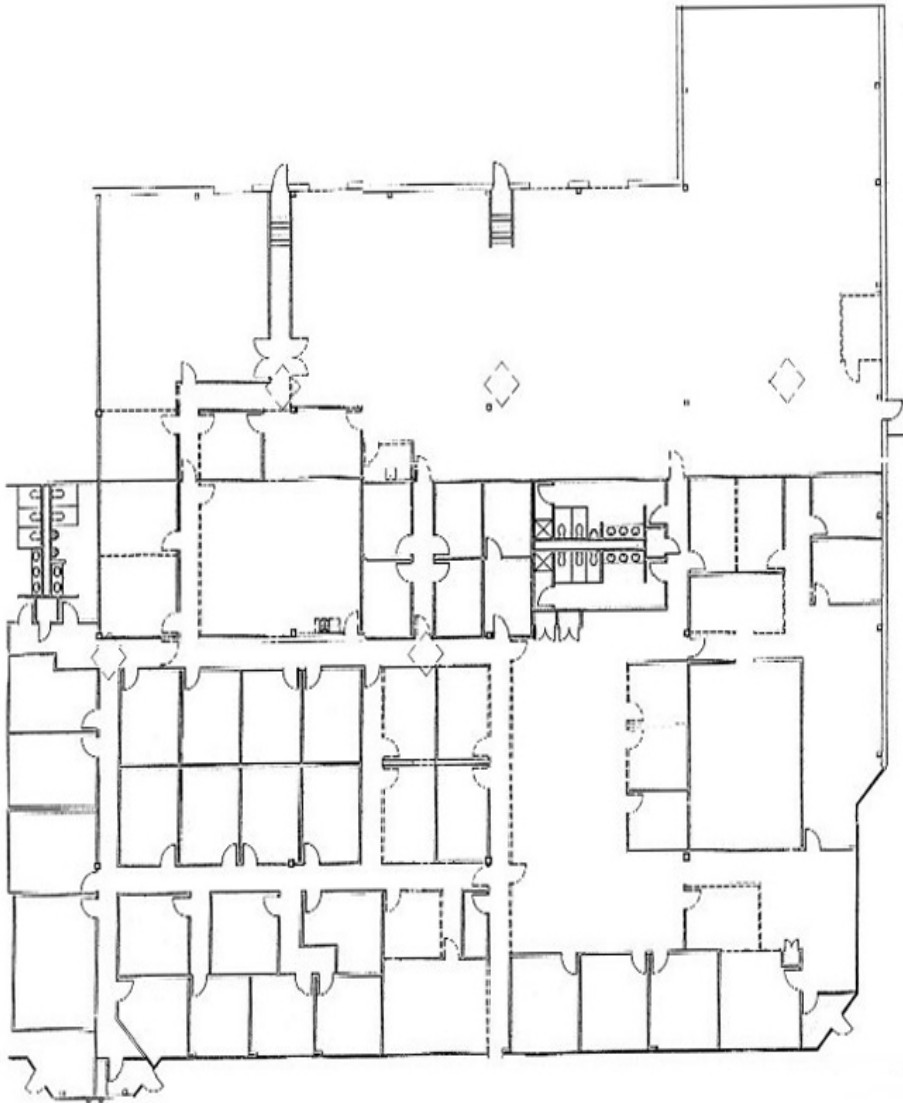
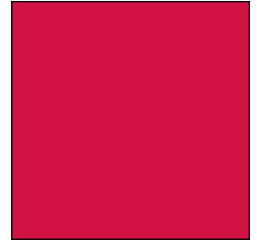
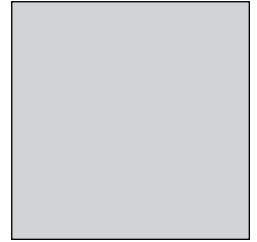
7500 College Boulevard • Suite 920 • Overland Park KS 66210

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

# WIDMER PLACE 3

9875 Widmer Road  
Lenexa, Kansas



25,408 Square Feet

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**Widmer Place 3  
9875 Widmer Road  
Lenexa, Kansas**

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**Leasing Information:**

|                                |        |                             |                  |
|--------------------------------|--------|-----------------------------|------------------|
| Square Feet:                   | 25,408 | Lease Rate Per Month:       | \$15,880.00      |
| Office/Production Square Feet: | 19,000 | Lease Rate Per Square Foot: | \$7.50 PSF       |
| Warehouse Square Feet:         | 6,408  | Lease Type:                 | Gross Industrial |

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**Building Data:**

|                            |                   |                          |           |
|----------------------------|-------------------|--------------------------|-----------|
| Private Offices:           | 30                | Clear Height:            | 16.5+'    |
| Restrooms:                 | 2                 | Column Spacing:          | 40' x 40' |
| Electrical Service:        |                   | Dock-High Doors:         | 4         |
| Warehouse Lighting System: | Fluorescent Strip | Size of Dock-High Doors: | 8 x 10    |
| Warehouse Heating System:  | FAG Heaters       | Drive-In Doors:          | N/A       |
| Sprinkler System:          | Wet               | Size of Drive-In Doors:  | N/A       |
|                            |                   | Double Doors:            | N/A       |

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**Site Data:**

|              |                |                 |                |
|--------------|----------------|-----------------|----------------|
| Zoning:      | BP-2           | Gas:            | KCPL           |
| 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  
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.