



## INDUSTRIAL PROPERTY FOR LEASE

### LENEXA BUSINESS CENTER 3

9900 Pflumm Road, #37

Lenexa, Kansas

## 3,072 SF Available

### Property Highlights

- 1,622 SF Office
- 1,450 SF Warehouse
- Excellent Office/Showroom Opportunity
- 18' Clear Height
- 1 Dock-High Door
- Conveniently located at 99th St. and Pflumm Road
- Interstate Access at 95th St. and I-35
- Immediate access to I-35 and I-435
- Abundant Services Nearby

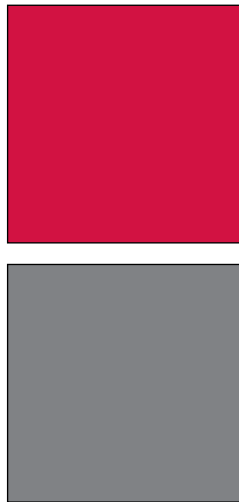
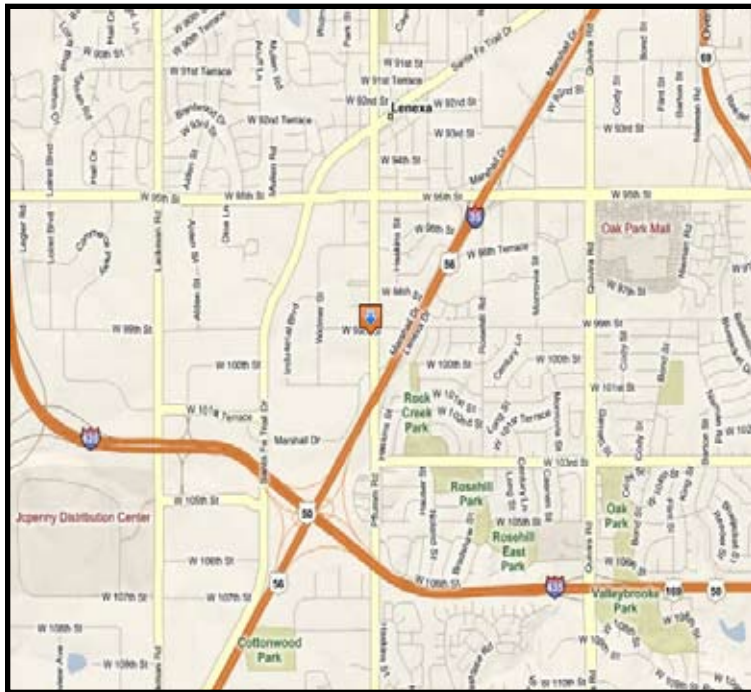
For more information or to schedule a tour, give us a call.

Kevin Wilkerson  
913.469.4601 Direct  
wilkerson@capital-kc.com

Phillip Algrim  
913.469.4605 Direct  
algrim@capital-kc.com

Erik Lund  
913.469.4609 Direct  
lund@capital-kc.com

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



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**9900 Pflumm Road, #37**  
**Lenexa, KS**

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**Leasing Information:**

Square Feet:	3,072	Lease Rate Per Month:	\$1,664.00
Office/Production Square Feet:	1,622	Lease Rate Per Square Foot:	\$6.50 PSF
Warehouse Square Feet:	1,450	Lease Type:	Gross Industrial

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**Building Data:**

Private Offices:	4	Clear Height:	18'
Restrooms:	2	Column Spacing:	32' x 31'
Electrical Service:		Dock-High Doors:	1
Warehouse Lighting System:	Fluorescent	Size of Dock-High Doors:	8' x 10'
Warehouse Heating System:	FAG	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.