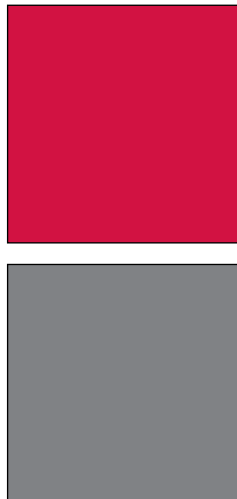
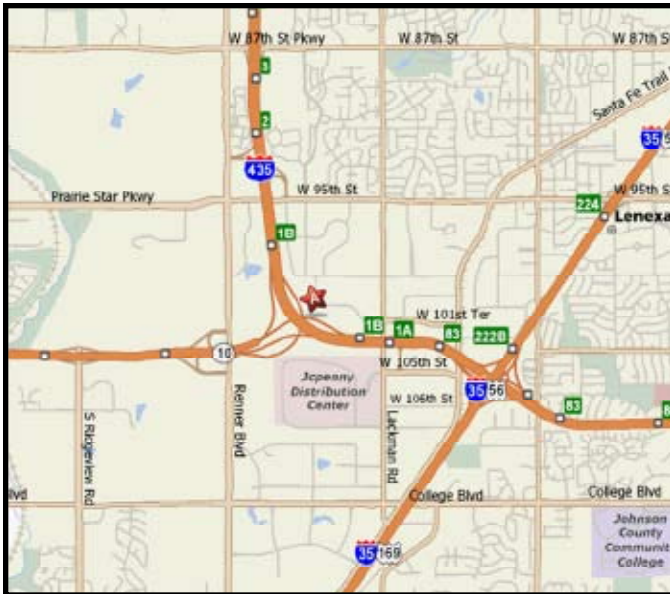


**INDUSTRIAL PROPERTY FOR LEASE**  
**99th STREET BUSINESS PARK**  
9978 Lakeview Avenue  
Lenexa, Kansas



**Property Highlights**

- 19,166 SF Available
- 5,600 SF Office
- 13,566 SF Warehouse
- \$5.95 PSF Net
- Excellent Office/Warehouse Location
- 24' Clear Height
- 4 Dock-High Doors
- 1 Drive-In Door
- Wet Sprinkler
- Excellent I-435 Highway Access at Lackman Road
- Convenient Access to 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 Direct  
algrim@capital-kc.com

Erik Lund  
913.469.4609 Direct  
lund@capital-kc.com



Commercial Real Estate Services, Worldwide.

7500 College Boulevard • Suite 920 • Overland Park KS 66210

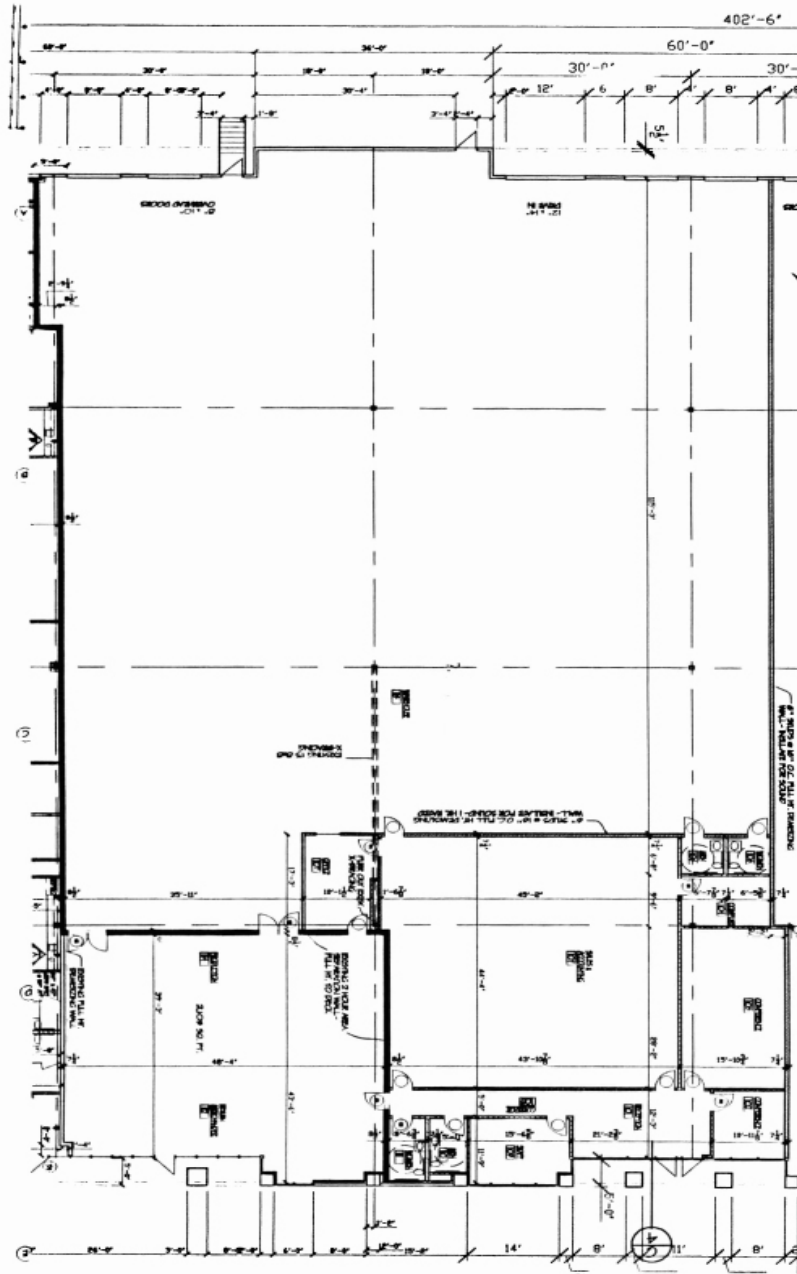
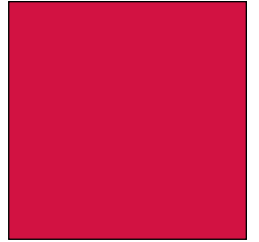
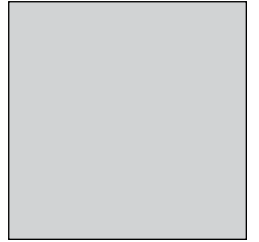
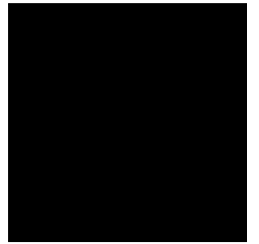
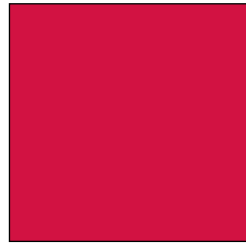
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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

# 99th STREET BUSINESS PARK

9978 Lakeview Avenue

Lenexa, Kansas



## Building 4 Up to 19,166 SF

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**99<sup>th</sup> Street Business Park  
9978 Lakeview Avenue**

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**Leasing Information:**

Square Feet:	± 19,166	Lease Rate Per Month:	\$9,503.14
Office Square Feet:	± 5,600	Lease Rate Per Square Foot:	± \$5.95
Warehouse Square Feet:	± 13,566	Lease Type:	Net

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**Building Data:**

Private Offices:	2	Clear Height:	24'
Restrooms:	4	Column Spacing:	48' x 45'9"
Electrical Service:	N/A	Dock-High Doors:	4
Warehouse Lighting System:	Fluorescent	Size of Dock-High Doors:	8' x 10'
Warehouse Heating System:	F.A.G.	Drive-In Doors:	1
Sprinkler System:	Wet system	Size of Drive-In Doors:	12' x 14'

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**Site Data:**

Zoning:	BP-2	Gas:	KPL
Electricity:	KCPL	Sanitary Sewer:	Johnson County
Water:	Johnson County		

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**For Additional Information Contact:**

**NAI Capital Realty**

Commercial Real Estate Services, Worldwide.

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.