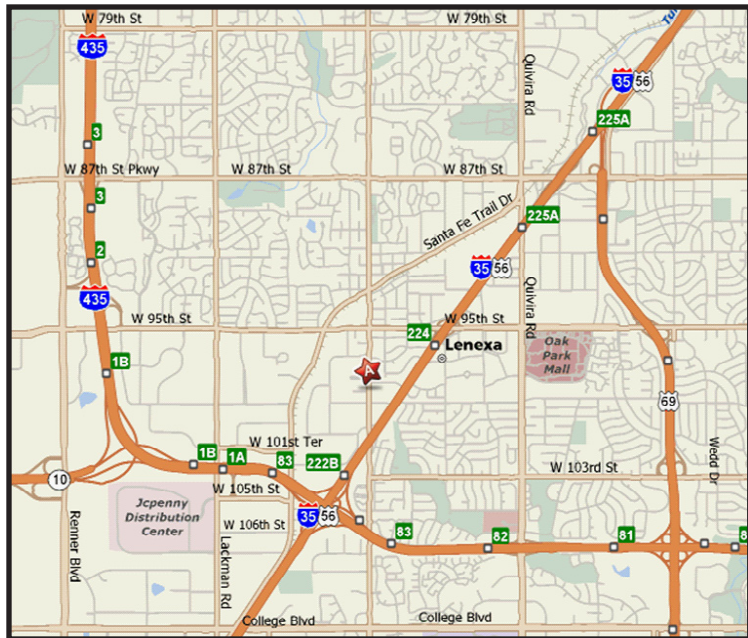


**INDUSTRIAL PROPERTY FOR LEASE**  
**PFLUMM BUSINESS CENTER**  
 Building 4 - 9818 Pflumm Road  
 Lenexa, Kansas



**Property Highlights**

- Up to 2,400 SF Available
- 850 SF Office
- 1,550 SF Warehouse
- \$8.50 PSF Gross Industrial
- 12' Clear Height
- Excellent Office/Warehouse and Service Center Space
- One (1) Dock-High Door
- 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](mailto:wilkerson@capital-kc.com)

Phillip L. Algrim  
 913.469.4605  
[algrim@capital-kc.com](mailto:algrim@capital-kc.com)

Erik Lund  
 913.469.4609  
[lund@capital-kc.com](mailto:lund@capital-kc.com)

**NAI Capital Realty**

Commercial Real Estate Services, Worldwide.

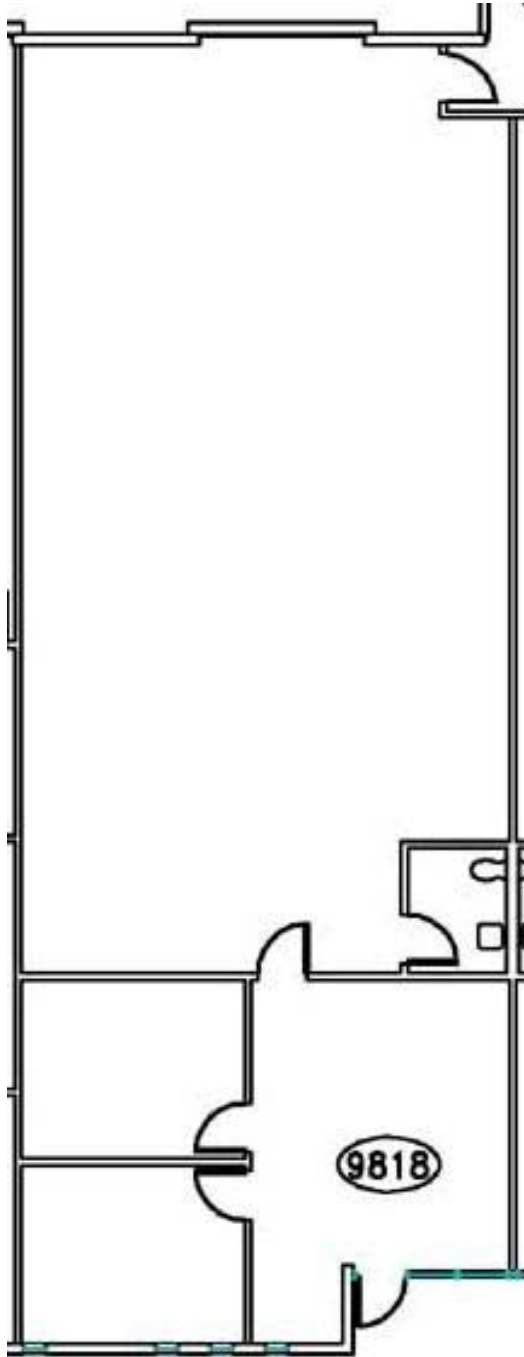
7500 College Boulevard • Suite 920 • Overland Park KS 66210

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 4 - 9818 Pflumm Road  
Lenexa, Kansas



Building 4  
2,400 SF

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

# **NAI** Capital Realty

Commercial Real Estate Services, Worldwide.

7500 College Boulevard • Suite 920 • Overland Park KS 66210



**Pflumm Business Center  
9818 Pflumm**

---

**Leasing Information:**

Square Feet:	± 2,400 sq. ft.	Lease Rate Per Month:	\$1,700.00
Office Square Feet:	± 850 sq. ft.	Lease Rate Per Square Foot:	± \$8.50
Warehouse Square Feet:	± 1,550 sq. ft.	Lease Type:	Gross

---

**Building Data:**

Private Offices:	3	Clear Height:	12'
Restrooms:	1	Column Spacing:	30' x 30'
Electrical Service:	N/A	Dock High Doors:	1
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

---

**Site Data:**

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

---

**For Additional Information Contact:**



7500 College Blvd., Suite 920  
Overland Park, Kansas 66210  
913.469.4600, Fax: 913469.4650