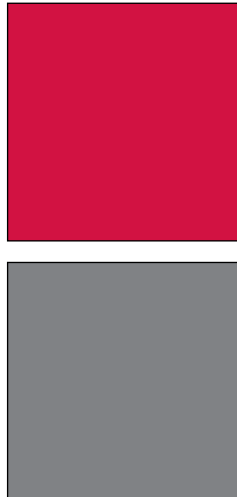




**INDUSTRIAL PROPERTY FOR LEASE**  
**CONGLETON INDUSTRIAL PARK**  
 Building 3 - 11718 West 91st Street  
 Overland Park, Kansas



**Property Highlights**

- 1,514 SF Available
- 500 SF Office
- 1,014 SF Warehouse
- \$8.50 PSF Gross Industrial
- Excellent Office/Warehouse Location
- 12' Clear Height
- One (1) Dock High Door (10'x10')
- Excellent I-35 Highway Access at 87th and 95th Streets
- Convenient Access to I-435 and 69 Highway at 87th Street
- 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  
 algrim@capital-kc.com

Erik Lund  
 913.469.4609  
 lund@capital-kc.com



Commercial Real Estate Services, Worldwide.

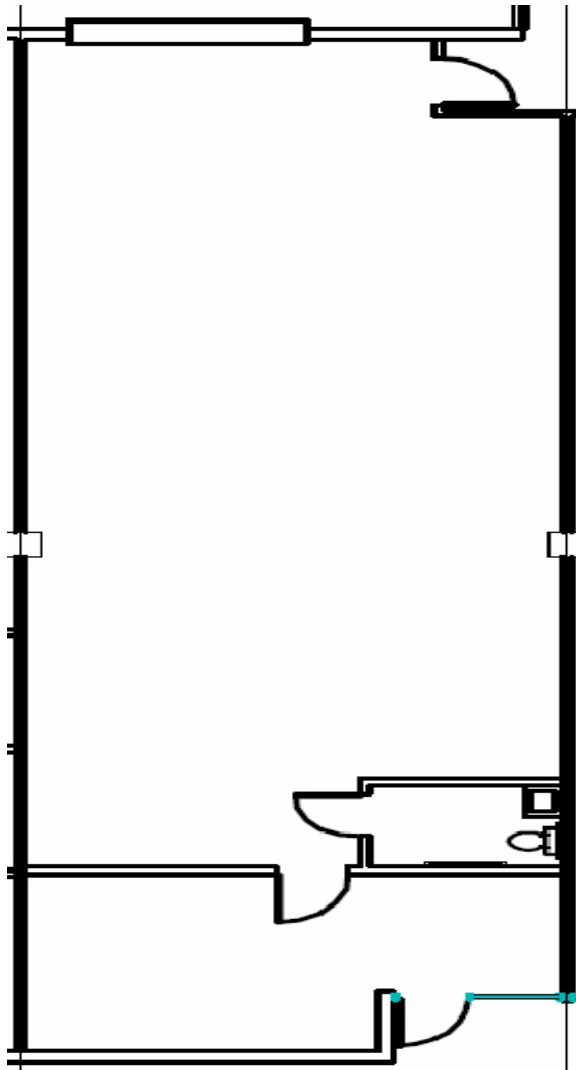
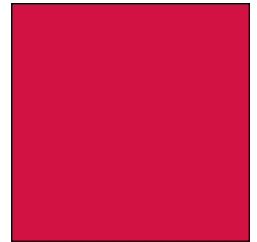
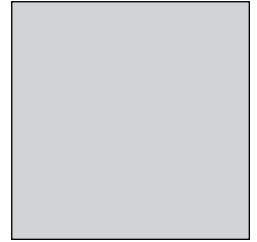
7500 College Boulevard • Suite 920 • Overland Park KS 66210

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)

# CONGLETON INDUSTRIAL PARK

Building 3 - 11718 West 91st Street  
Overland Park, Kansas



**Building 3**  
**1,514 SF**

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**Congleton #3  
11718 W 91<sup>st</sup> Street  
Overland Park, Kansas**

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**Leasing Information:**

|                        |         |                             |            |
|------------------------|---------|-----------------------------|------------|
| Square Feet:           | ± 1,514 | Lease Rate Per Month:       | \$1,072.42 |
| Office Square Feet:    | ± 500   | Lease Rate Per Square Foot: | ± \$8.50   |
| Warehouse Square Feet: | ± 1,014 | Lease Type:                 | Gross      |

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**Building Data:**

|                            |                    |                          |           |
|----------------------------|--------------------|--------------------------|-----------|
| Private Offices:           | 0                  | Clear Height:            | 12'       |
| Restrooms:                 | 1                  | Column Spacing:          | 23' x 33' |
| Electrical Service:        | 100A, 208/120V, 3φ | Dock-High Doors:         | 1         |
| Warehouse Lighting System: | Fluorescent        | 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.