



INDUSTRIAL PROPERTY FOR LEASE

LENEXA BUSINESS CENTER 1

9900 Pflumm Road, #17

Lenexa, Kansas

7,500 SF Available

Property Highlights

- 2,250 SF Office
- 5,250 SF Warehouse
- Excellent Office/Showroom Opportunity
- 16' Clear Height
- 3 Dock-High Doors
- 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

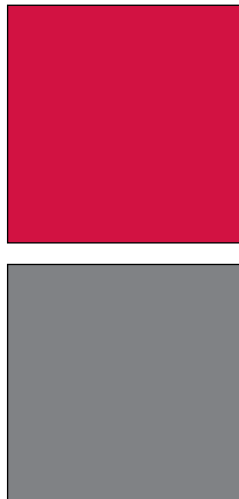
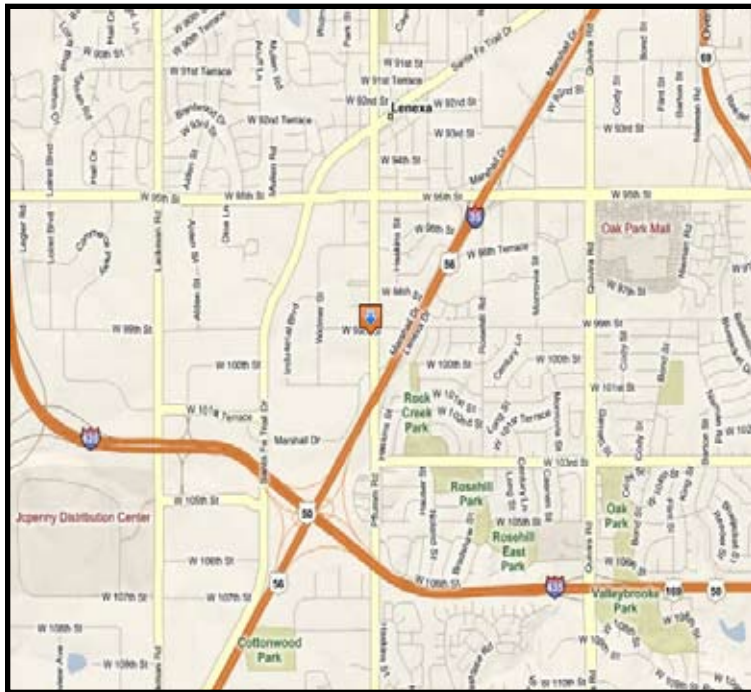
For more information or to schedule a tour, give us a call.

Kevin Wilkerson
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NAI Capital Realty

Commercial Real Estate Services, Worldwide.

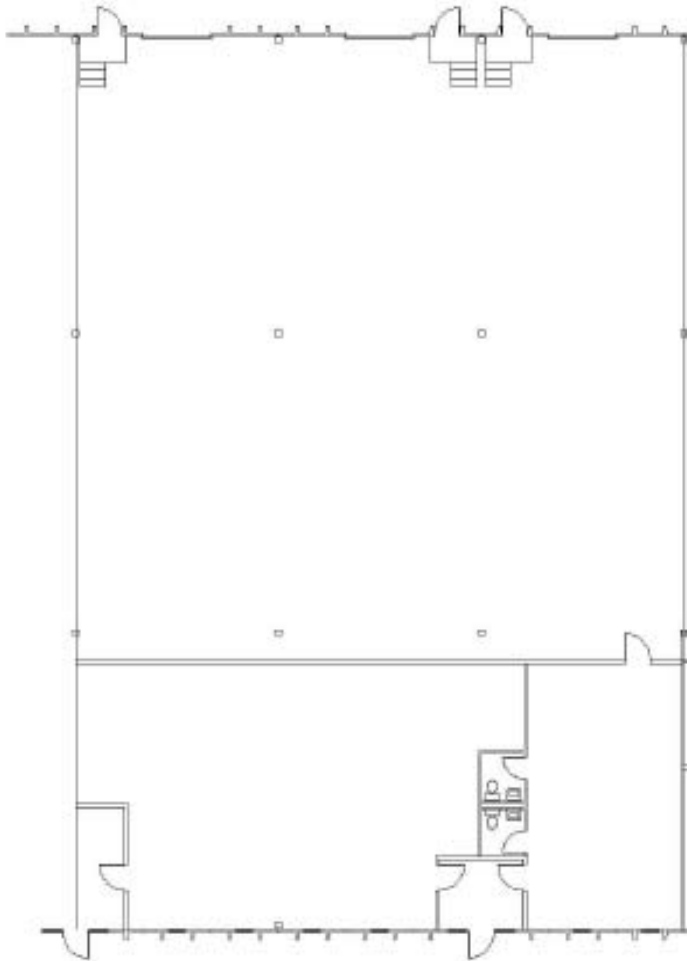
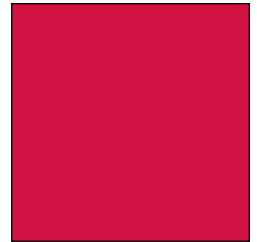
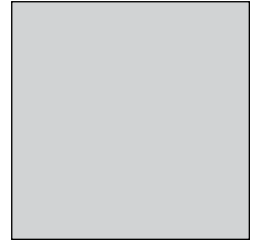
7500 College Boulevard • Suite 920 • Overland Park KS 66210

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.

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7,500 Square Feet

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Leasing Information:

Square Feet:	7,500	Lease Rate Per Month:	\$4,062.50
Office/Production Square Feet:	2,250	Lease Rate Per Square Foot:	\$6.50 PSF
Warehouse Square Feet:	5,250	Lease Type:	Gross Industrial

Building Data:

Private Offices:		Clear Height:	16'
Restrooms:	2	Column Spacing:	33' x 27'
Electrical Service:		Dock-High Doors:	3
Warehouse Lighting System:	Fluorescent	Size of Dock-High Doors:	8' x 8'
Warehouse Heating System:	FAG	Drive-In Doors:	N/A
Sprinkler System:	Wet	Size of Drive-In Doors:	N/A
		Double Doors:	1 Leveler

Site Data:

Zoning:	BP-2	Gas:	KCPL
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

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.