

FOR SALE > INDUSTRIAL BUILDING



# 15550 W 109th Street

LENEXA, KANSAS



## Property Features

- > Total building: 13,500 SF
- > Office SF: 3,275 SF
- > Type of construction: concrete double-T
- > Year built: 1973
- > Land area: 1.82 acres
- > Loading: 1 dock door (drive-in door can be added as NW corner is on grade)
- > Clear height: 12' - 14'
- > Electrical: 1200 amp / 208v / 3-phase
- > Fire suppression system: not sprinkled
- > Zoning: BP2
- > Sale price: \$740,000
- > Taxes: \$22,312 (2014)
- > Additional: fully conditioned office and warehouse
  - > Building was designed to accommodate expansion on excess land
  - > Potential outdoor storage
- > New roof 2014

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