

FOR LEASE > CONTINENTAL BUSINESS PARK

21953-22123 W 83rd Street

SHAWNEE, KS



3 MONTHS FREE RENT ON 3+ YEAR LEASE WITH OCCUPANCY BY JUNE 1, 2018



Building 1

- > Building size: 30,000 SF
 - > Office area: 15,000 SF
 - > Warehouse: 15,000 SF
- > Space available:
 - > Fully leased
- > Clear height: 9'
- > Loading: 10 drive-in doors
- > Sprinkler: none
- > Roof: metal
- > Land area: 2.38 acres
- > Parking: 64 striped spaces in front
- > Lease rate: \$9.75 PSF, gross including CAM
- > Year built: 2002
- > Easy access to K-7 Highway and I-435
- > Units can be demised to 1,500 SF having all office, all warehouse, or a combination of office/warehouse

Buildings 2 & 3

- > Building size: 27,200 SF
 - > Office area: 13,600 SF
 - > Warehouse: 13,600 SF
- > Space available:
 - > 21961 W 83rd Street: 3,400 SF (1,700 SF office)
- > Clear height: 14'
- > Loading: 8 drive-in doors (12' x 14') per building
- > Sprinkler: none
- > Roof: metal
- > Land area: 3.04 acres
- > Parking: 87 surface spaces
- > Lease rate: \$9.75 PSF, gross including CAM
- > Year built: 2008
- > Zoning: CH
- > 25,000± SF of paved outdoor storage behind Buildings 2 & 3 allow for flexible use
- > Units can be demised to 1,700 SF having all office, all warehouse, or a combination of office/warehouse

JOHN STAFFORD sior
+1 816 556 1184
KANSAS CITY, MO
john.stafford@colliers.com

TOM KENNEDY
+1 816 556 1118
KANSAS CITY, MO
tom.kennedy@colliers.com

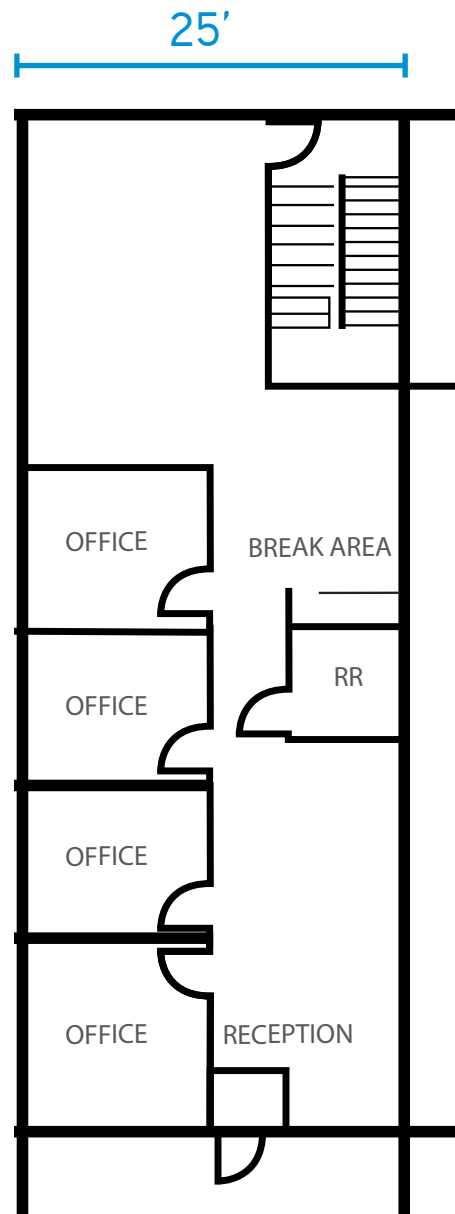
COLLIERS INTERNATIONAL
4520 Main Street, Suite 1000
Kansas City, MO 64111
www.colliers.com

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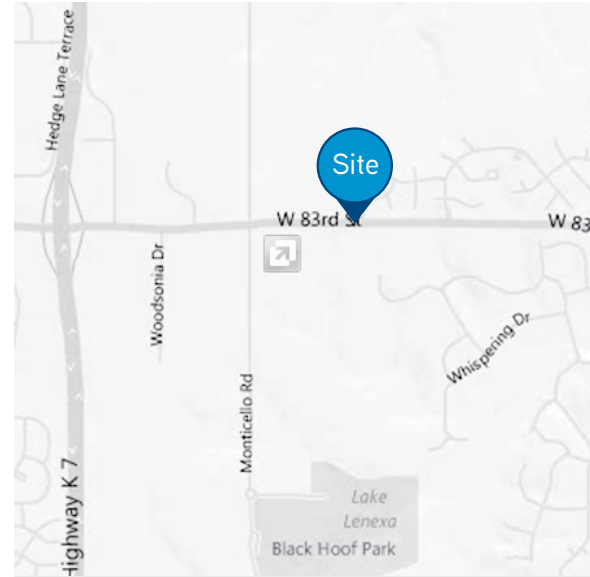
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21961 1st Level Floor Plan
Building 3



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Contact Us

JOHN STAFFORD SIOB

+1 816 556 1184

KANSAS CITY, MO

john.stafford@colliers.com

TOM KENNEDY

+1 816 556 1118

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