

FOR LEASE > CONTINENTAL BUSINESS PARK

21953-22123 W 83rd Street

SHAWNEE, KS



Building 1

- > Building size: 30,000 SF
- > Space available:
 - > 22123 W 83rd Street: 3,000 SF (1,500 SF office)
- > 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: \$9.50 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 and 3

- > Building size: 27,200 SF
- > Space available:
 - > 21953 W 83rd Street: 6,800 SF (3,400 SF office)
 - > 21987 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 and 3 allows for flexible use
- > Units can be demised to 1,700 SF having all office, all warehouse, or a combination of office/warehouse

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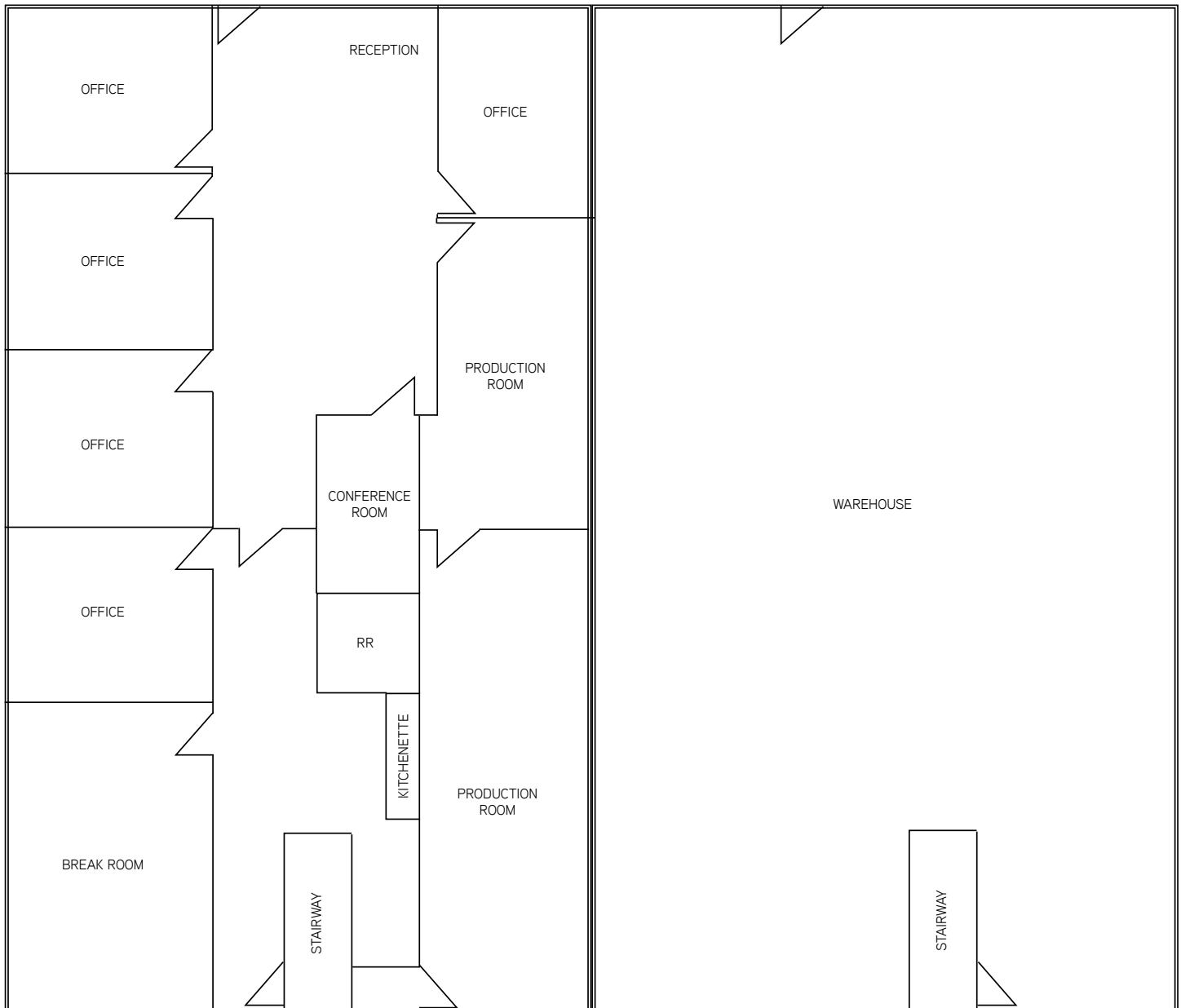
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21953 W 83rd Street - Floor Plan (6,800 SF)



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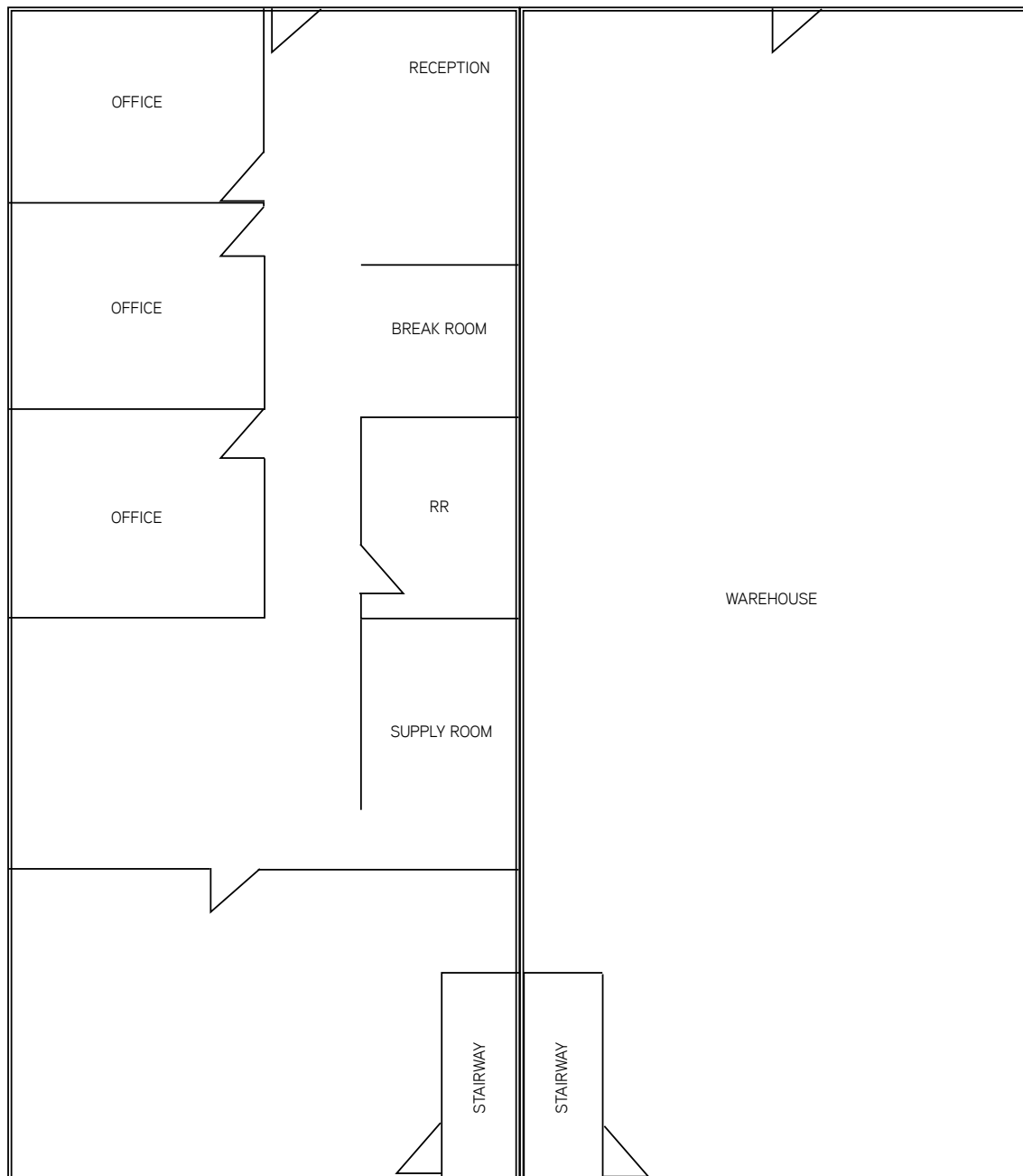


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21987 W 83rd Street - Floor Plan (3,400 SF)



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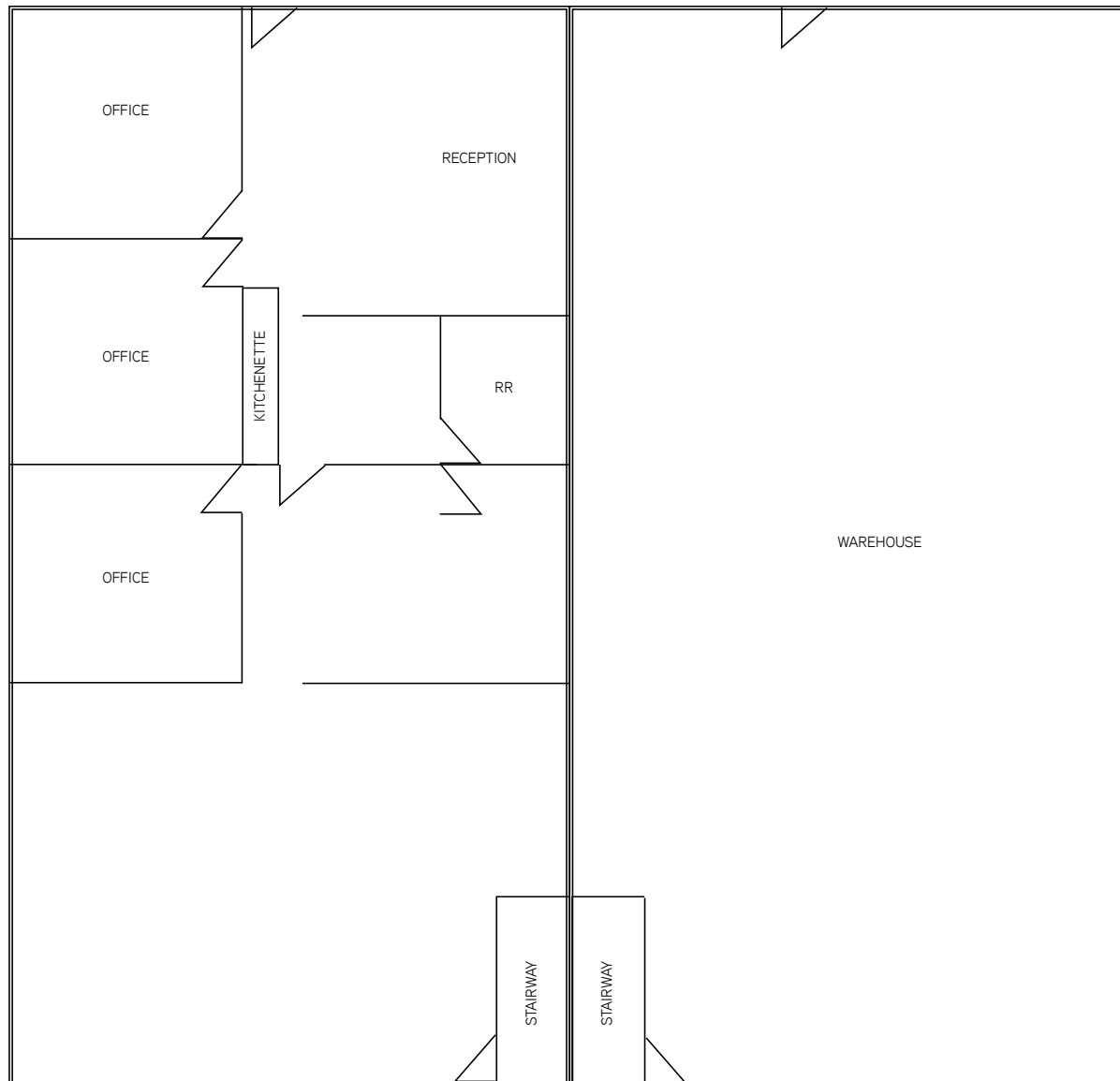


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22123 W 83rd Street - Floor Plan (3,000 SF)

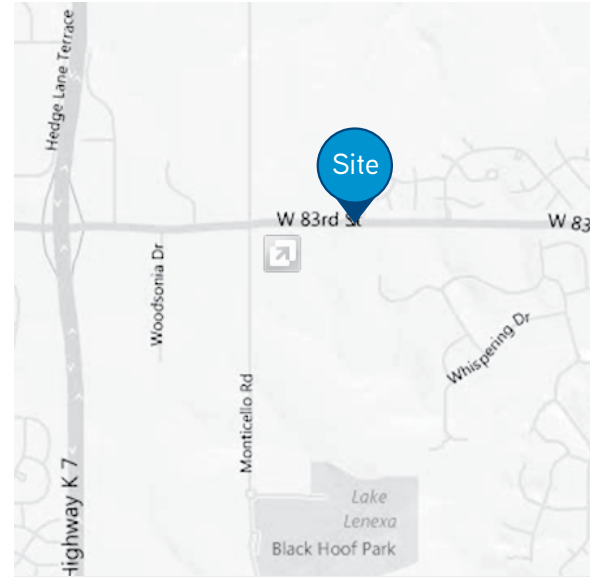


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