

FOR SALE OR LEASE > FLEX BUILDING

9641-9647 Lackman Road

LENEXA, KANSAS



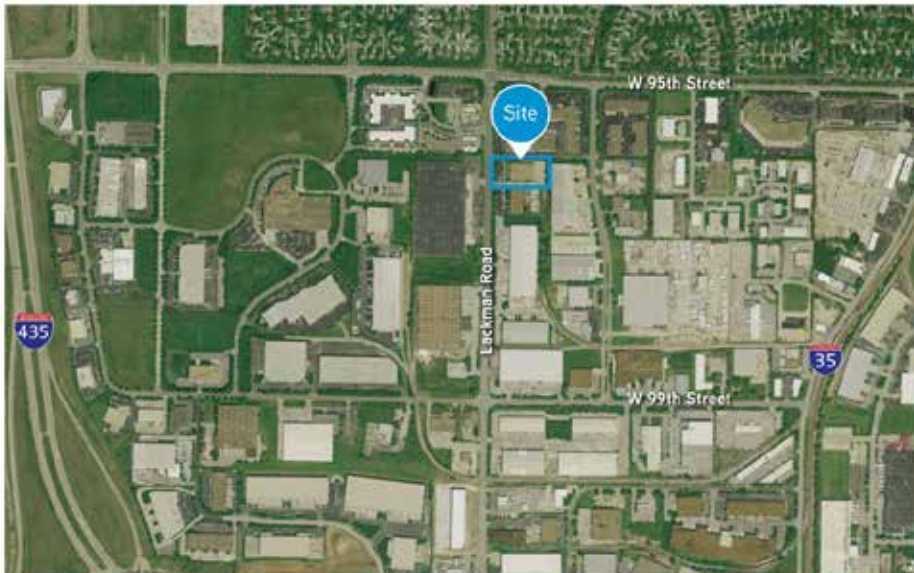
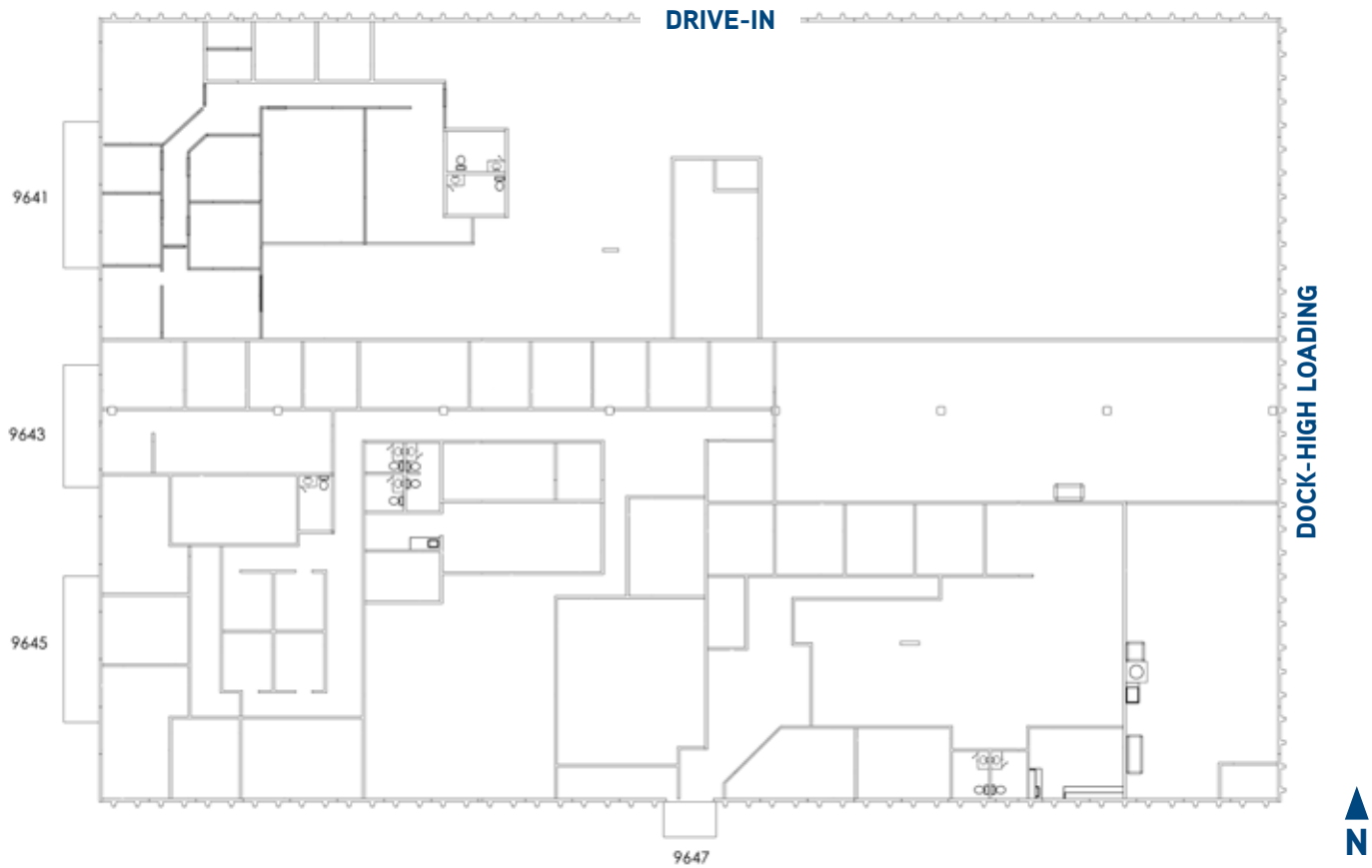
PROPERTY FEATURES

- > From 10,955 to 26,800 SF
- > Built in 1986
- > 5 dock-high loading doors
- > 1 grade-level loading door
- > 14' clear height
- > New roof in 2011
- > Abundant services nearby
- > Excellent access to I-435 and I-35
- > Investment opportunity - building can accommodate multiple tenants
- > Owner would consider sale / leaseback on a portion of the building
- > Situated on 2.01 acres
- > Taxes: \$46,075 (2016)
- > Sale price: \$1,950,000 (\$72.76 PSF)
- > Lease rate: \$7.50 gross

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9641-9647 LACKMAN ROAD > FLOOR PLAN



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