

FOR SALE OR LEASE

# 13520-13524 W 107th Street

LENEXA, KANSAS

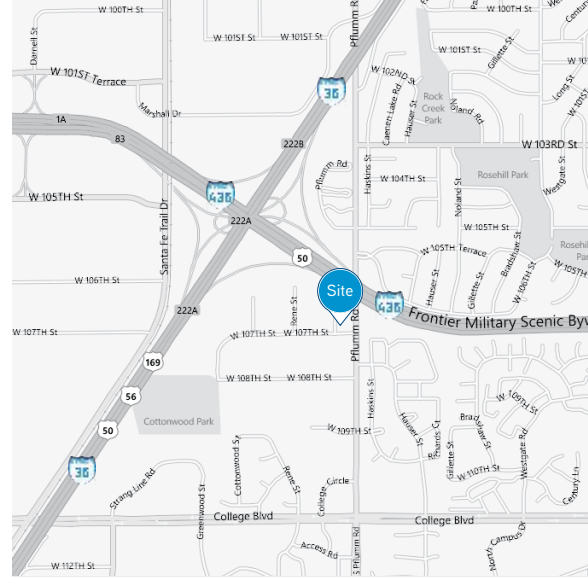


## Building Features

- › Total Building Area: 13,500 SF
- › Available space: 5,400 SF (unit 13524)
  - › Office SF: 3,000 SF
- › Multi-tenant building: currently demised to 8,100 SF and 5,400 SF units
- › Loading: 3 dock-high doors; 1 drive-in door (ramped)
- › Clear height: 18'-20'
- › Land: 1.26 acres
- › Year built: 1978
- › Zoning: BP2
- › Excellent access to I-435
- › Lease rate: \$8.50 PSF, gross industrial
  - › CAM: \$0.35 psf
- › Sale price: \$1,075,000 (\$79.63 PSF)

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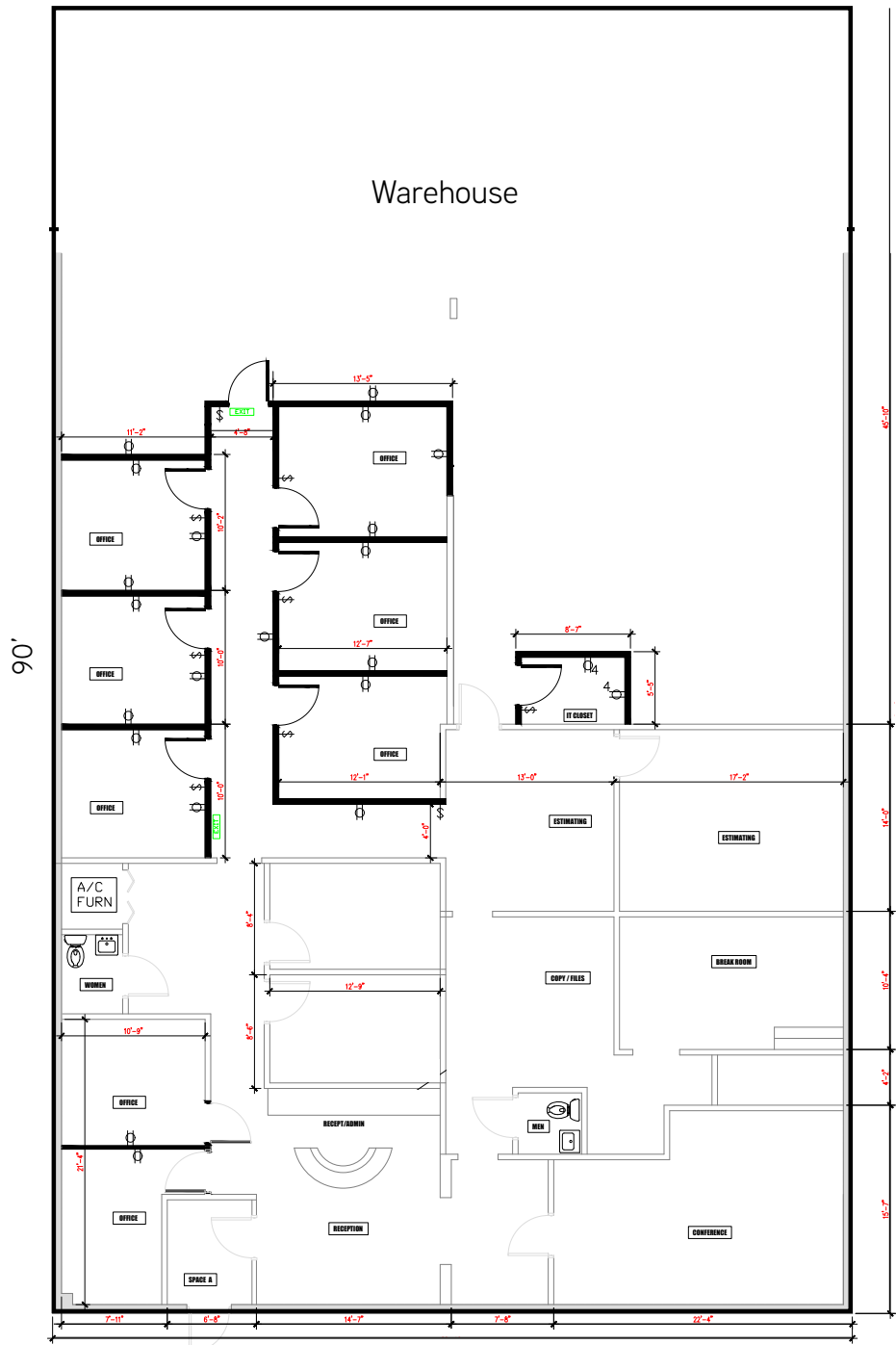
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UNIT 13524

60'



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