

# 5400 ANTIOCH DRIVE MERRIAM, KANSAS



**FOR SALE:  $\pm 66,516$  SF ON 3.45 ACRES**

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 **CUSHMAN &  
WAKEFIELD**

# PROPERTY OVERVIEW

## PROPERTY FEATURES

- Owner-User or Investment Opportunity
- ±66,516 SF Total Building Space with ±44,094 SF Vacancy
- Additional 0.69-Acre parking lot across Antioch Drive included in sale
- ±14,900 SF Leased through 2/28/2027
- ±7,522 SF Leased through 6/30/2029
- High Visibility with Signage on I-35 (148,000 VPD)
- Loading: Grade Level Drive-In & Dock-High
- Clear Height: 9' - 14'
- Heavy Power: 3-Phase, 208/120V (800 Amp Service in 44,000 SF Vacancy)
- Full HVAC Aside from Storage Room
- ADA Accessible Throughout
- Designated Employee/Customer Parking Lot
- Asking Sale Price: \$8,500,000



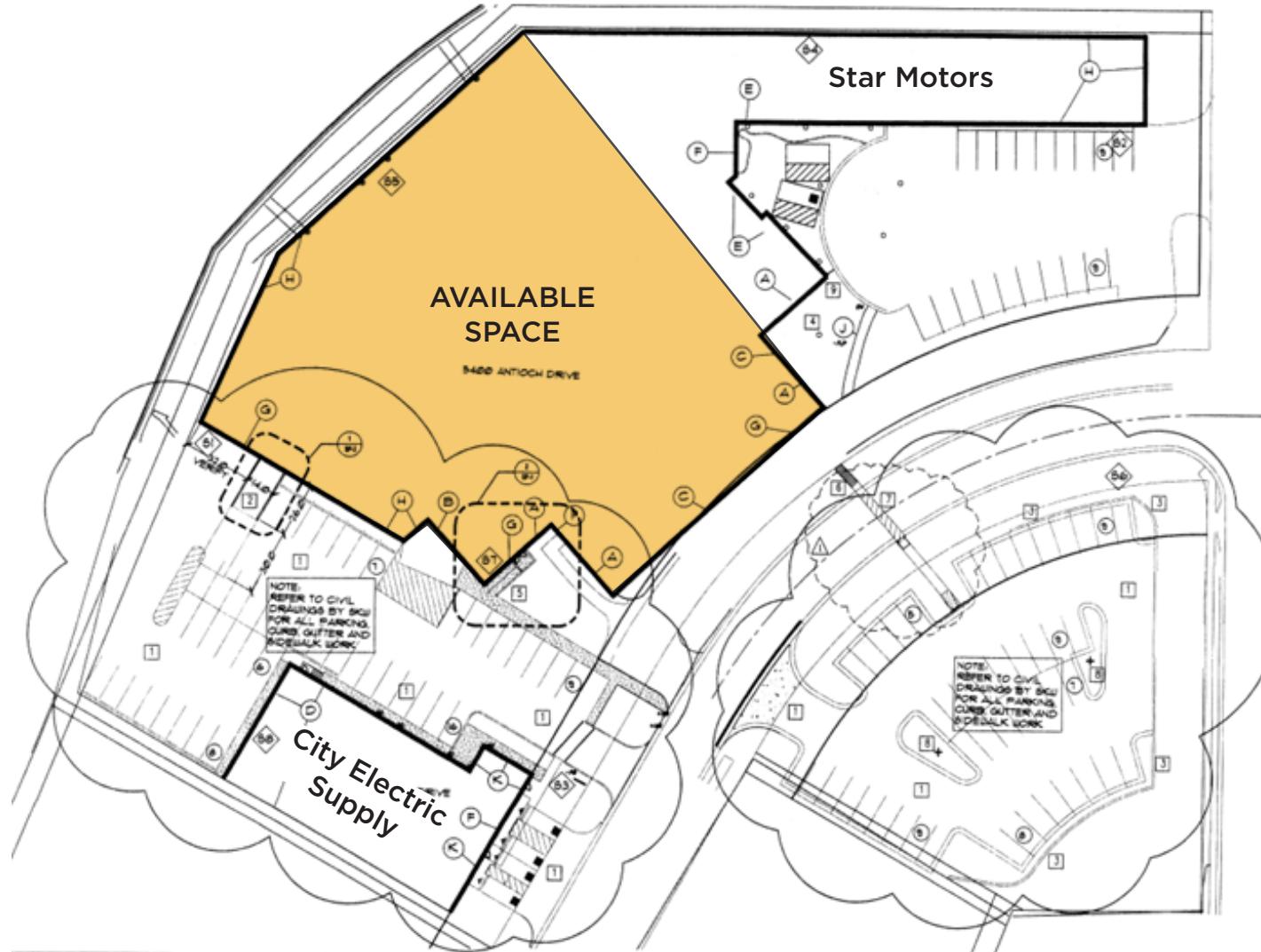
# ACCESS MAP



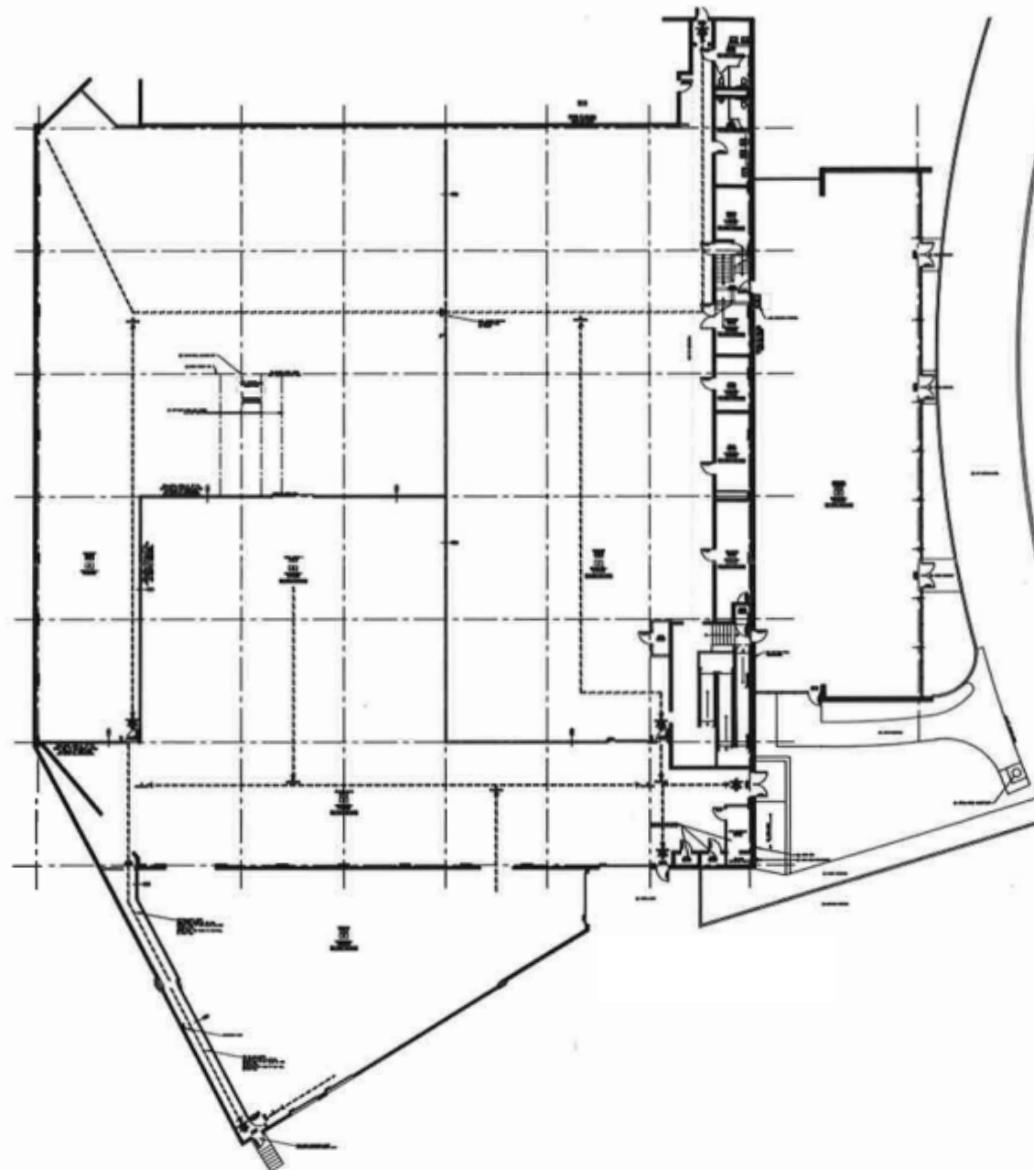
# LOCATION MAP



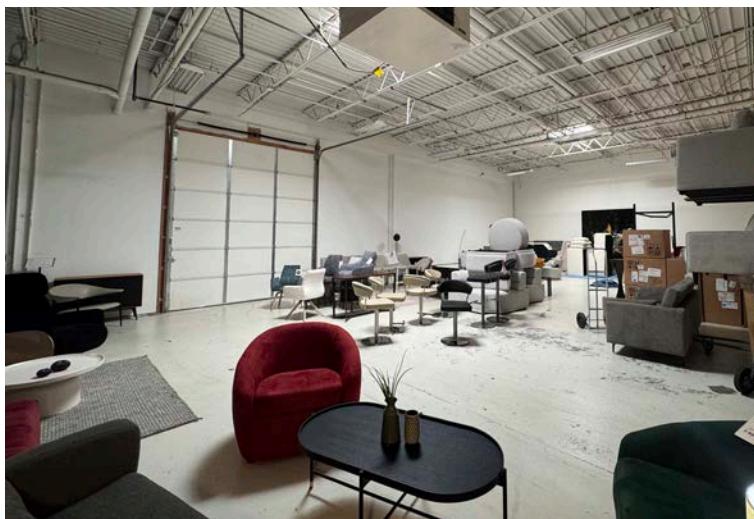
# SITE PLAN



# AVAILABLE SPACE FLOOR PLAN



# PHOTOS



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# PHOTOS

