

5400

ANTIOCH DRIVE

MERRIAM, KANSAS

FOR SALE: ±66,516 SF ON 3.45 ACRES

WHITNEY E. KERR, SIOR, CCIM
Managing Director
+1 816 412 0250
whitney.kerrjr@cushwake.com

JACK GOLDSBOROUGH, CCIM
Director
+1 816 412 0326
jack.goldsborough@cushwake.com

RACHAEL KIRANE
Senior Associate
+1 816 412 0234
rachael.kirane@cushwake.com



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



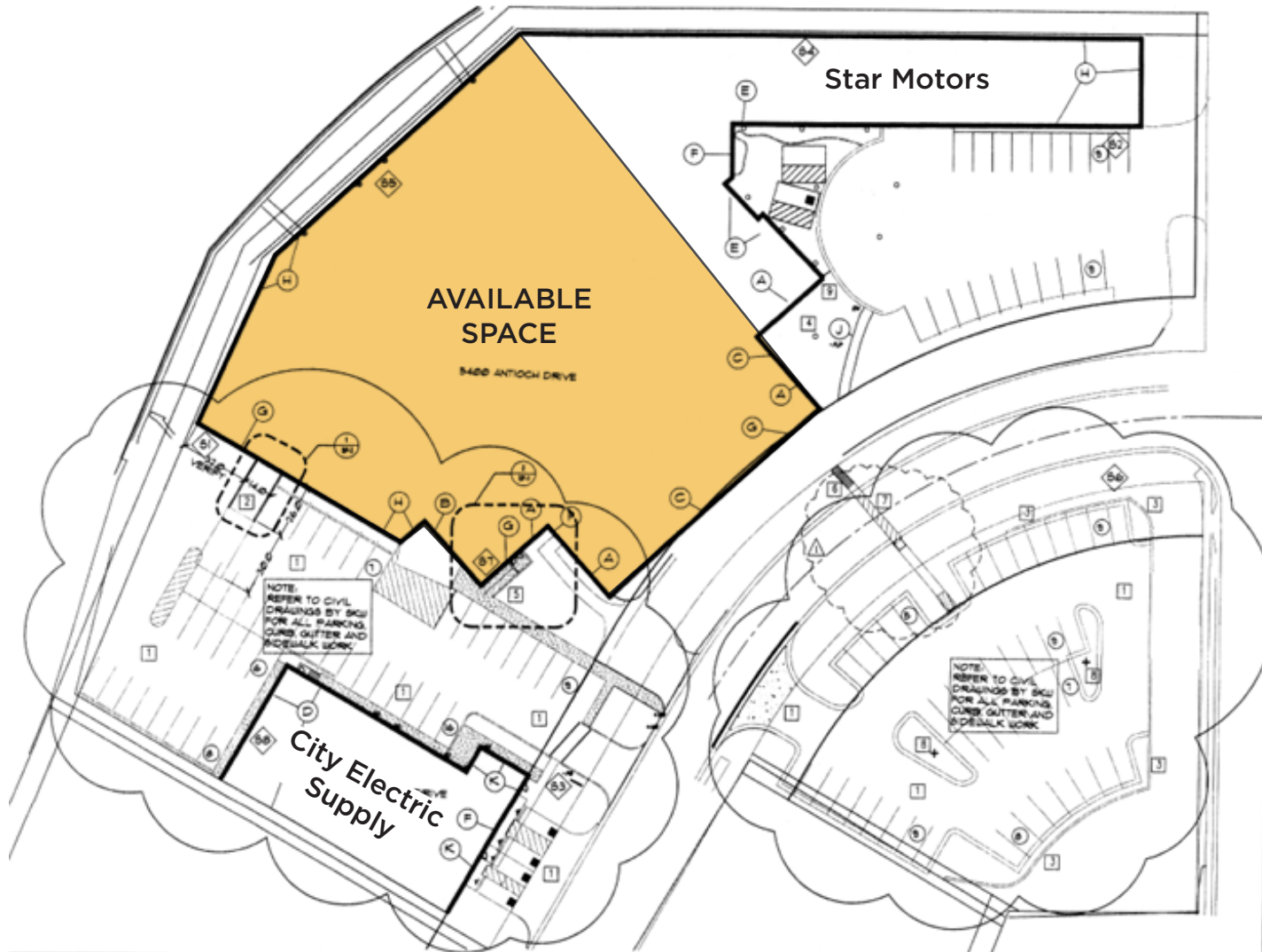
ACCESS MAP



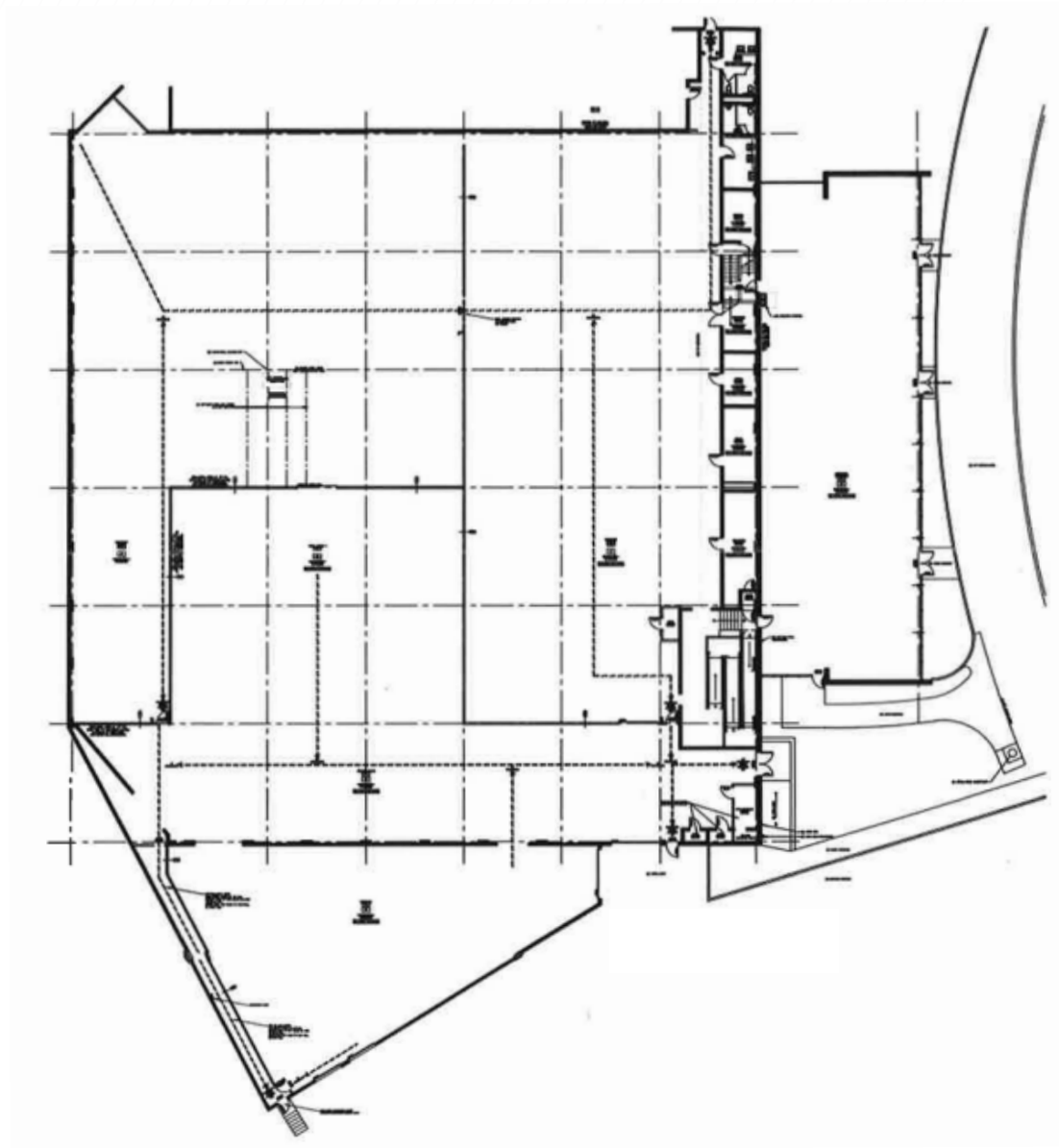
LOCATION MAP



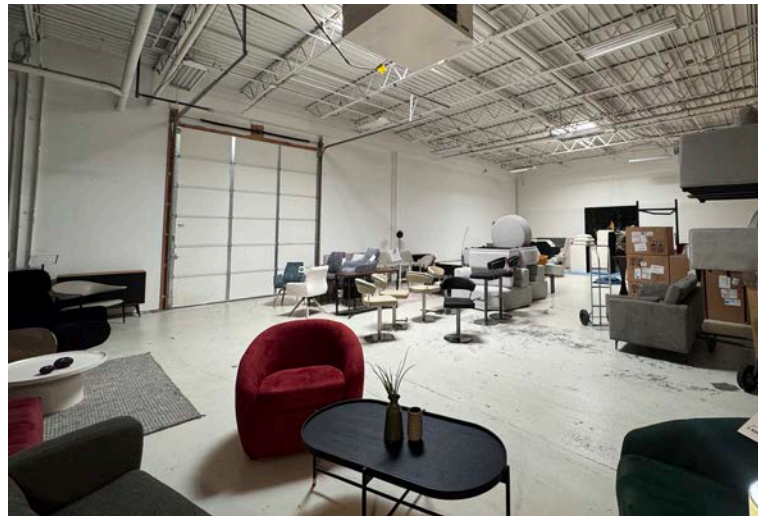
SITE PLAN



AVAILABLE SPACE FLOOR PLAN



PHOTOS



PHOTOS

