



## Immediate Access to I-35 & I-435

- 3,465± Square Feet Available
- 100% Office | Warehouse Space Available if Needed
- 1 Covered Dock-High Door
- 14' Clear Height
- Wet Sprinkler System

## For more information:

Zach Hubbard, SIOR  
816.932.5504  
zhubbard@blockllc.com

Blaise Gunnerson  
816.878.6314  
bgunnerson@blockllc.com

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## Building Specifications

Square Feet Available: 3,465± SF

Total Building Square Footage: 35,901± SF

Year Built: 1987

Loading Type: Rear

Truck Court Depth: 85'

Loading: 1 Covered Dock-High Door

Clear Height: 14'

Column Spacing: 30' x 25'

Electrical: 100 amp, 277/480V, 3-Phase Main Service  
- 125 amp, 120/208V, 3-Phase Subpanel

Lighting: LED

Parking Ratio: 3.76/1,000 SF

Type of Lease: Industrial Gross

Offering Rate: TBD

CAM (2025 Estimates): \$2.58 PSF

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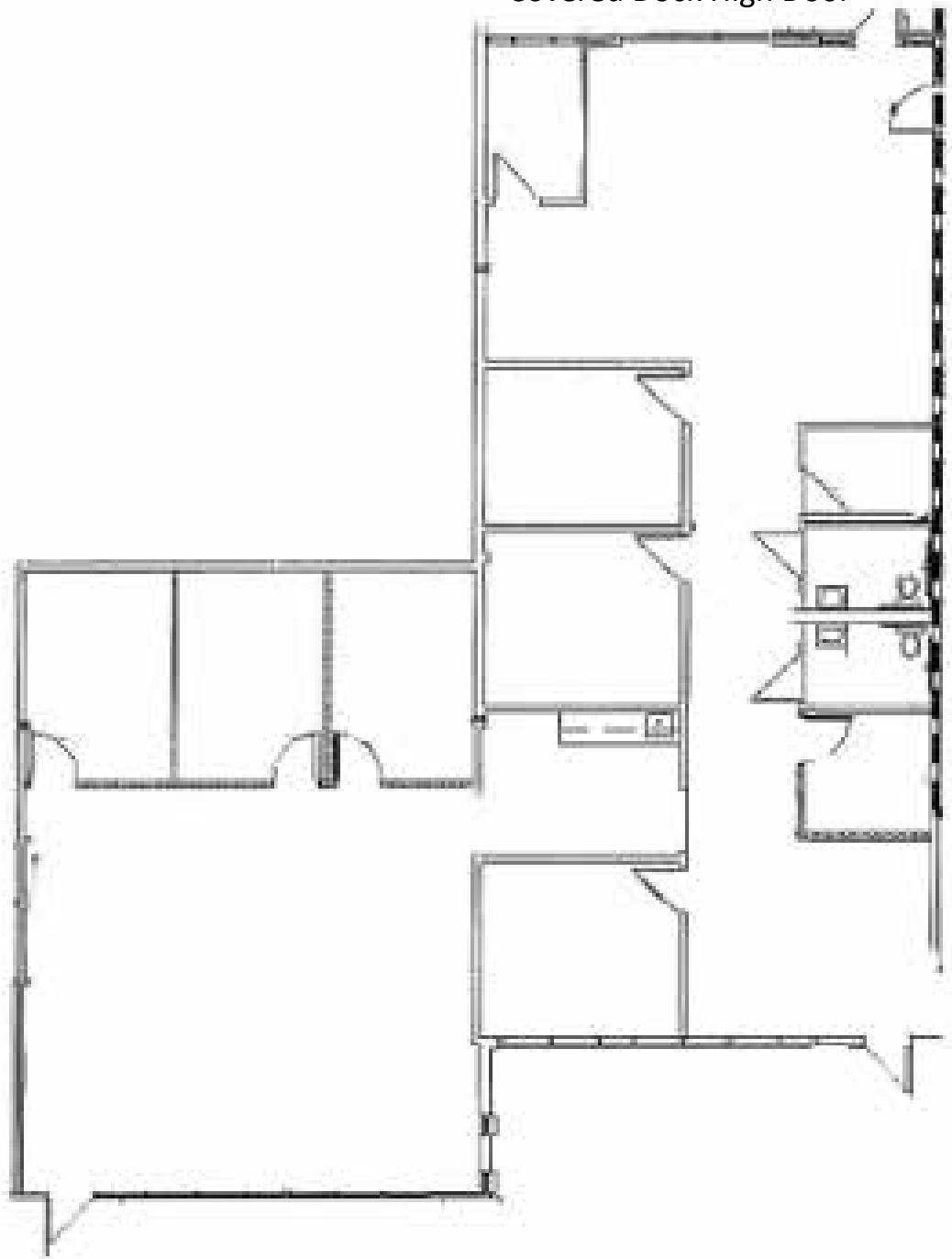
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## Suite 8024 Floor Plan

Covered Dock High Door



# Westbrook II

8024 Reeder Street, Lenexa, KS 66214

# For Lease

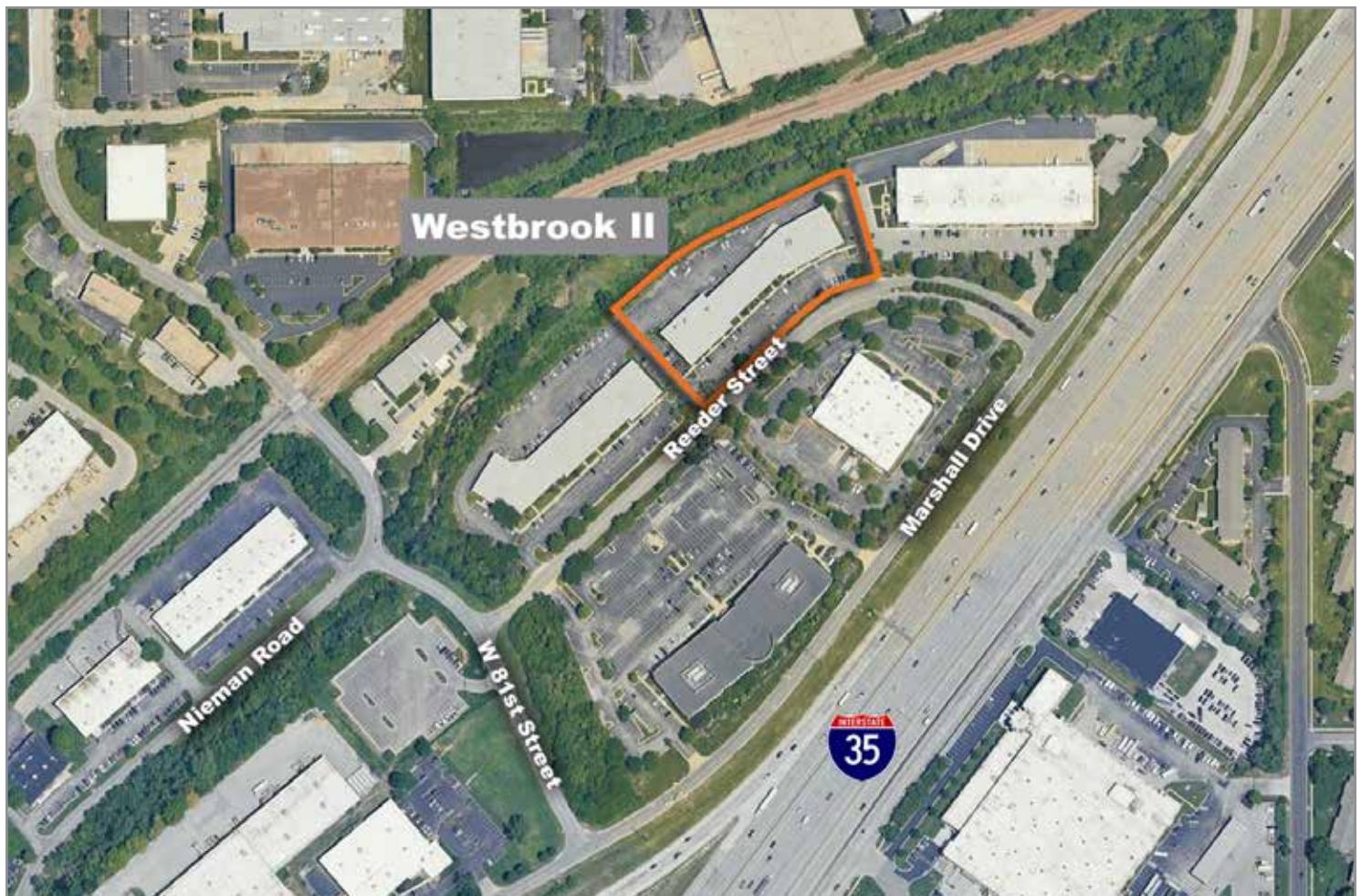
## Site Plan



# Westbrook II

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For Lease



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