

# Westbrook II

8024 Reeder Street, Lenexa, KS 66214

# For Lease



## 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

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

## Building Specifications

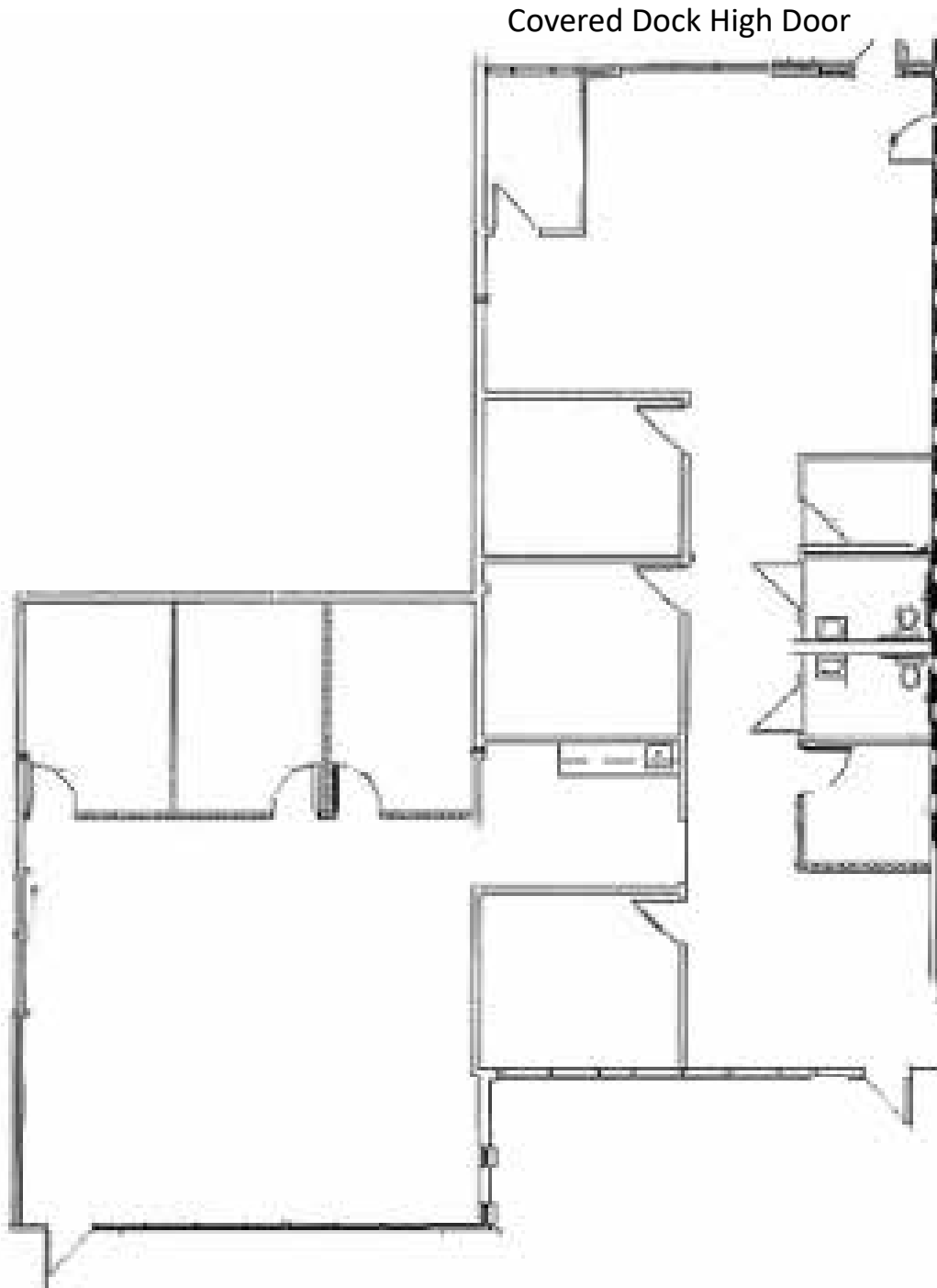
Square Feet Available:	3,465± SF
Total Building Square Footage:	35,901± SF
Year Built:	1987
Loading Type:	Rear
Truck Court Depth:	85'
Loading:	1 Covered Dock-High Door
Clear Height:	14'
Column Spacing:	30' x 25'
Electrical:	100 amp, 277/480V, 3-Phase Main Service - 125 amp, 120/208V, 3-Phase Subpanel
Lighting:	LED
Parking Ratio:	3.76/1,000 SF
Type of Lease:	Industrial Gross
Offering Rate:	TBD
CAM (2025 Estimates):	\$2.58 PSF

### For more information:

Zach Hubbard, SIOR  
816.932.5504  
zhubbard@blockllc.com

Blaise Gunnerson  
816.878.6314  
bgunnerson@blockllc.com

## Suite 8024 Floor Plan



# Westbrook II

8024 Reeder Street, Lenexa, KS 66214

# For Lease

Site Plan





# Westbrook II

8024 Reeder Street, Lenexa, KS 66214

# For Lease



For more information:

Zach Hubbard, SIOR

816.932.5504

[zhubbard@blockllc.com](mailto:zhubbard@blockllc.com)

Blaise Gunnerson

816.878.6314

[bgunnerson@blockllc.com](mailto:bgunnerson@blockllc.com)