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For Sale or Lease

Sale Price

\$3,700,000

Lease Rate

\$7.50-\$10.00 PSF, NNN

**7641 E. Frontage Road
Overland Park, Kansas**

RC Jensen, CCIM

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Jack Higgins

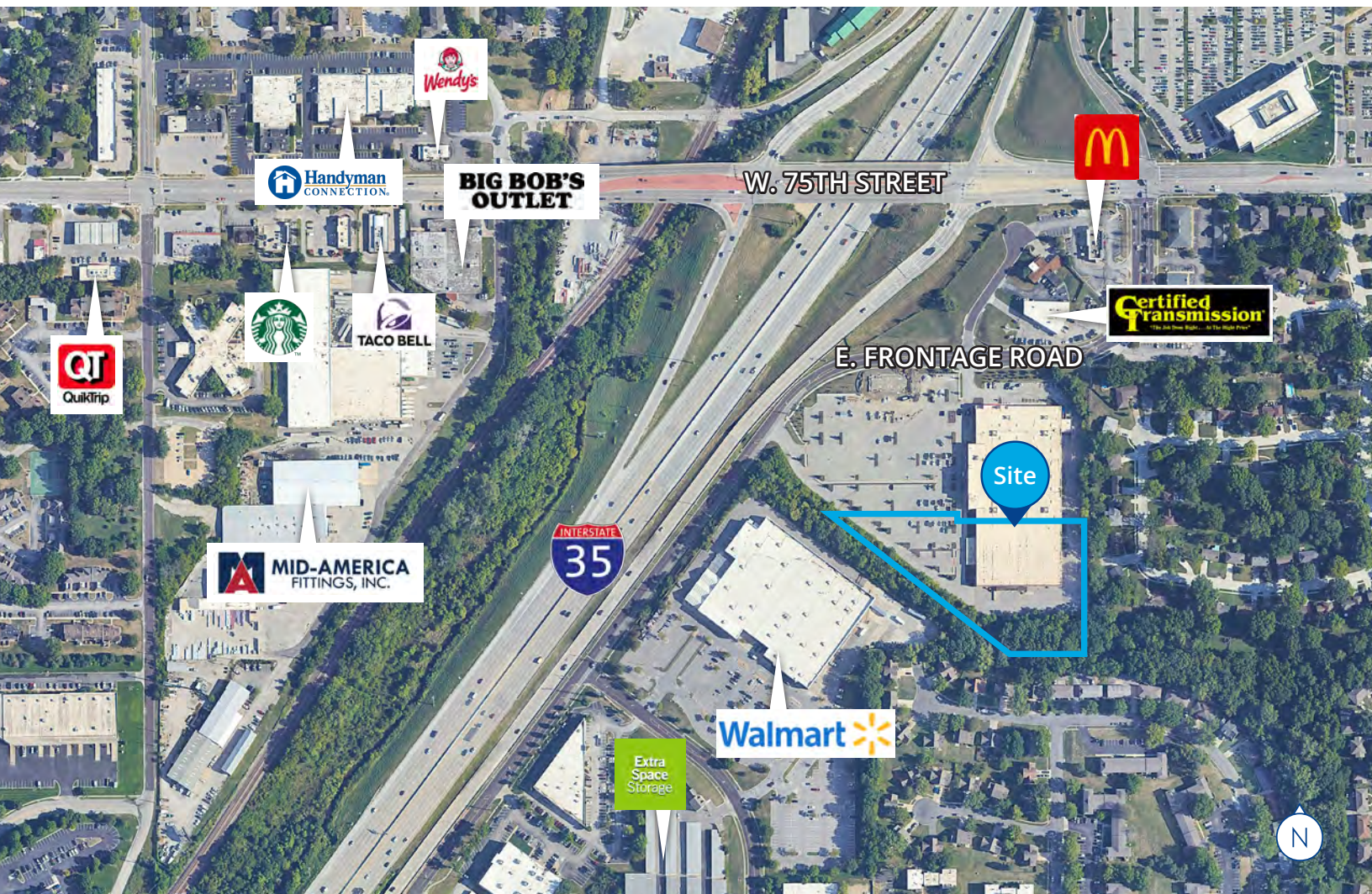
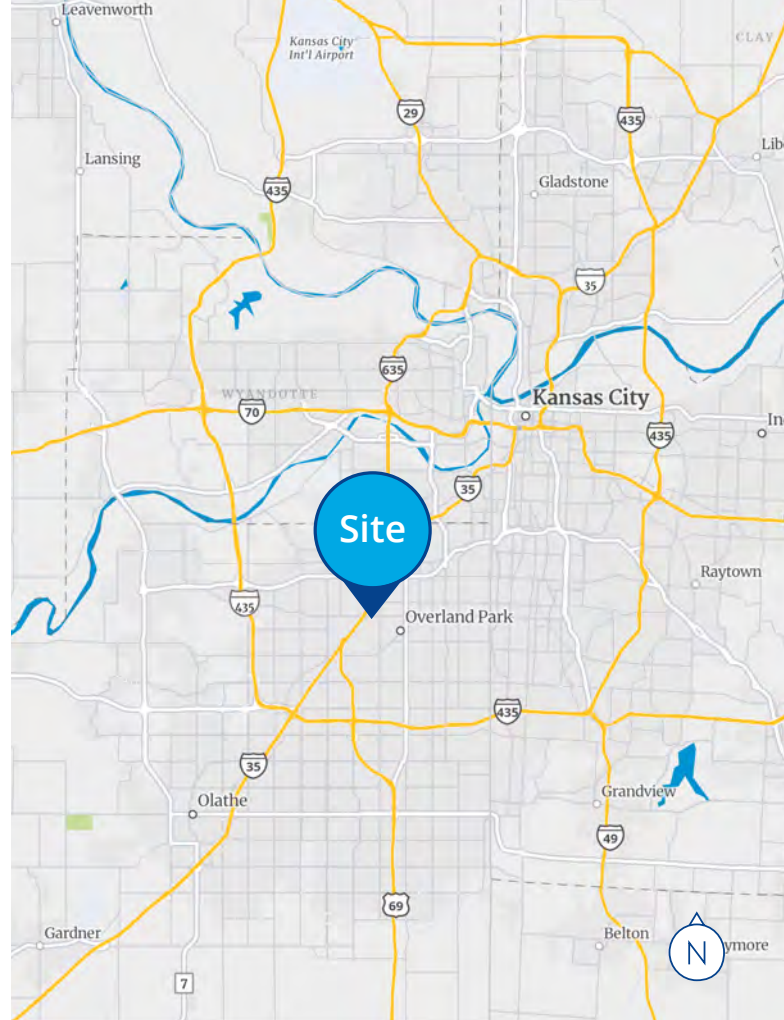
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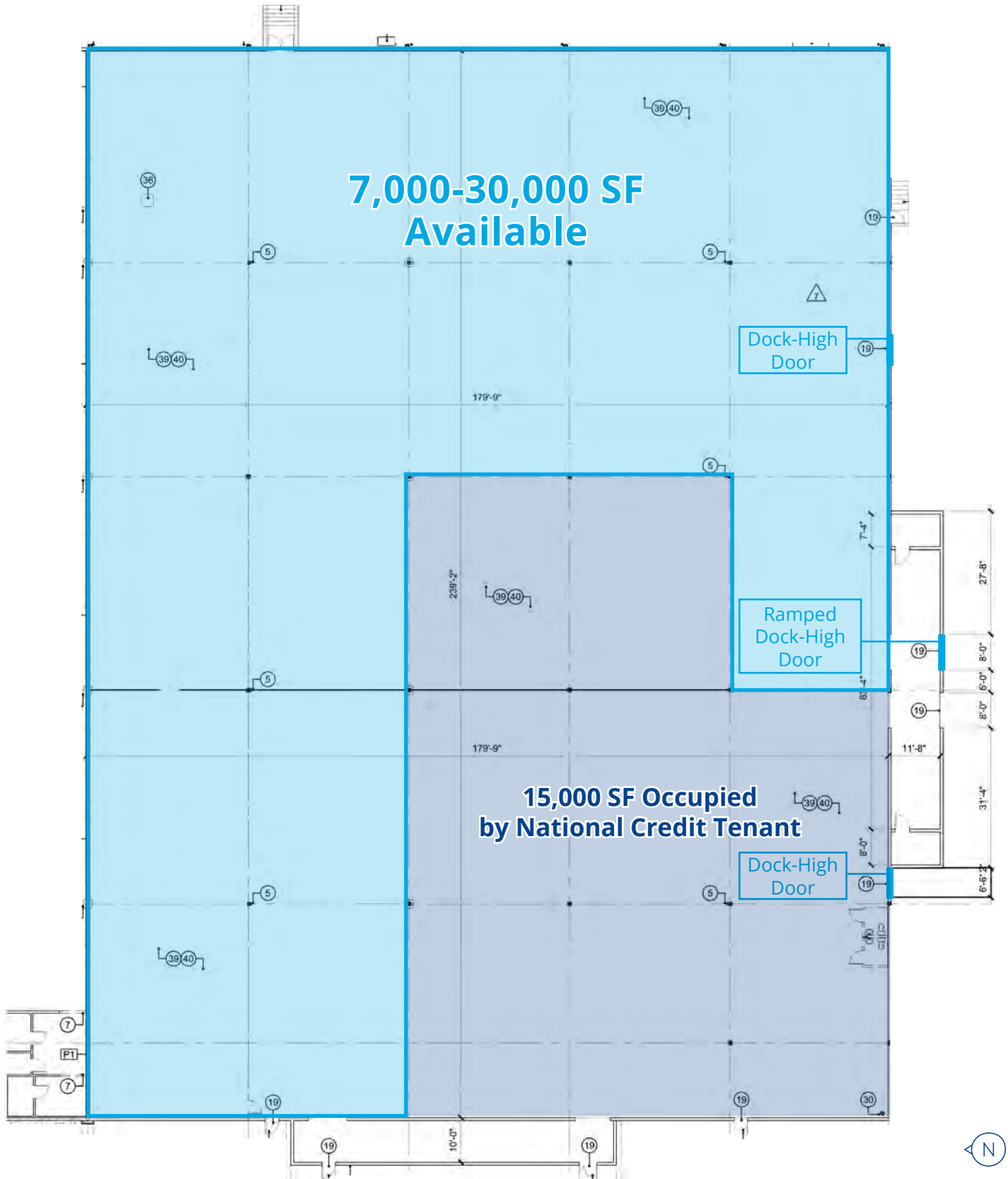
Property Features

Space Available:	7,000-30,000 SF (can be demised to suit)
Office Area:	Build-to-suit
Land Area:	4.06 acres
Year Built:	1963
Zoning:	BP
Use:	Industrial, office/warehouse, storage, flex, retail, and special use
Clear Height:	17'8"
Loading:	<ul style="list-style-type: none">• 1 dock-high (8'x10')• 1 platform dock-high (8'x10')• 1 ramped dock-high (8'x10')
Sprinkler:	Wet system
Electrical:	800a/480v/3 ph
Additional:	Roof replaced in 2019
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Floor Plan



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