

12400

SHAWNEE MISSION PKWY

SHAWNEE, KS 66216

Long Avenue

Shawnee Mission Parkway

FOR SALE: ±33,189 SF FLEX BUILDING ON 5.02 ACRES

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

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

MAX PYCIOR
Associate
+1 816 412 0253
max.pycior@cushwake.com



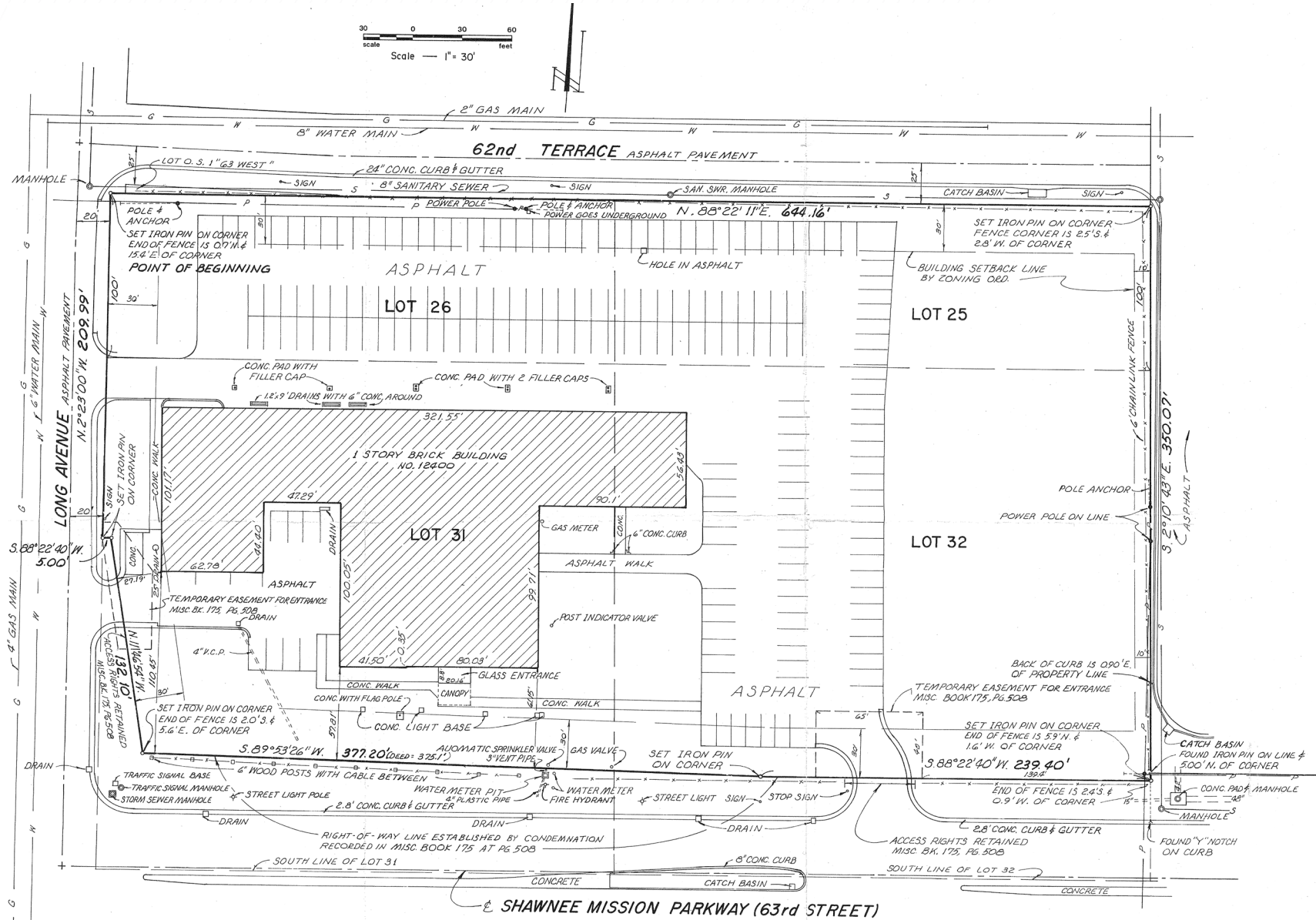
PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- ±5.02 Acre Prime Development Site
- ±33,189 SF Flex Building
- Loading: (7) Drive-In Doors
- Clear Height: 12' - 16'
- Heavy Power - 1,200 Amp Service
- Great Visibility off Shawnee Mission Parkway – 40,000 VPD
- Excellent Access to I-35 & I-435
- Zoning: CH (Commercial Highway)
- 2025 Property Taxes: \$63,841.01
- **Call for Pricing**



SITE PLAN



LOCATION AERIAL

