



Since 1884

Surface Real Estate Holdings

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www.Properties-Surfacecos.com



Best Lowest Cost Location in Johnson County !

12 UNITS AVAILABLE/SIZES

UNIT SIZE	CEILING HIGHT	ACCESS	BASE RENT/Mo.
25 X 75	20-22 Ft Ceilings	Drive-in	\$1,451.04 **
50 X 50	16 Ft Ceilings	Drive-in	\$2,072.91 **
50 X 65	16 Ft Ceilings	Drive-in	\$2,902.08 **
50 X 75	20-22 Ft Ceilings	Drive-In & dock-high	\$2,902.08 **
23 X 155	20-22 Ft Ceilings	Drive-In & dock-high	\$3,316.66 **
50 X 135	16 Ft Ceilings	Dock-high & Covered dock & parking	\$5,472.50 **

ALL UNITS FEATURES

- Fire suppression System
- Off street Parking
- Small Office/HVAC
- Heated warehouse/plant
- Exclusive Bathroom
- Exclusive Entry Door/access door
- LED Lighting warehouse/plant
-

VARIES PER UNIT

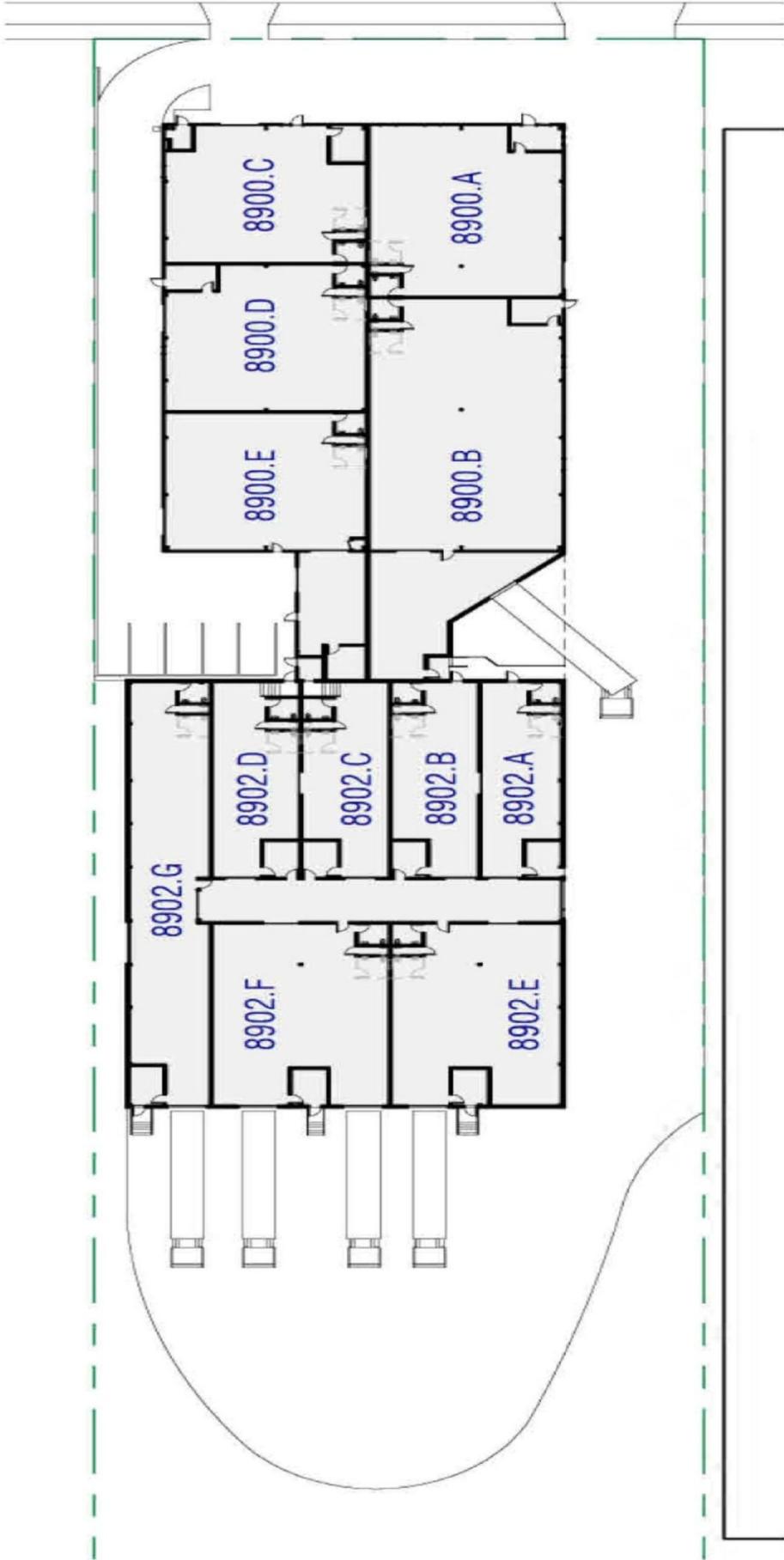
- Dock High, Drive-In, Both
- 16 and 22 Foot Ceilings
- All Truck Sizes Full Access/ maneuverability

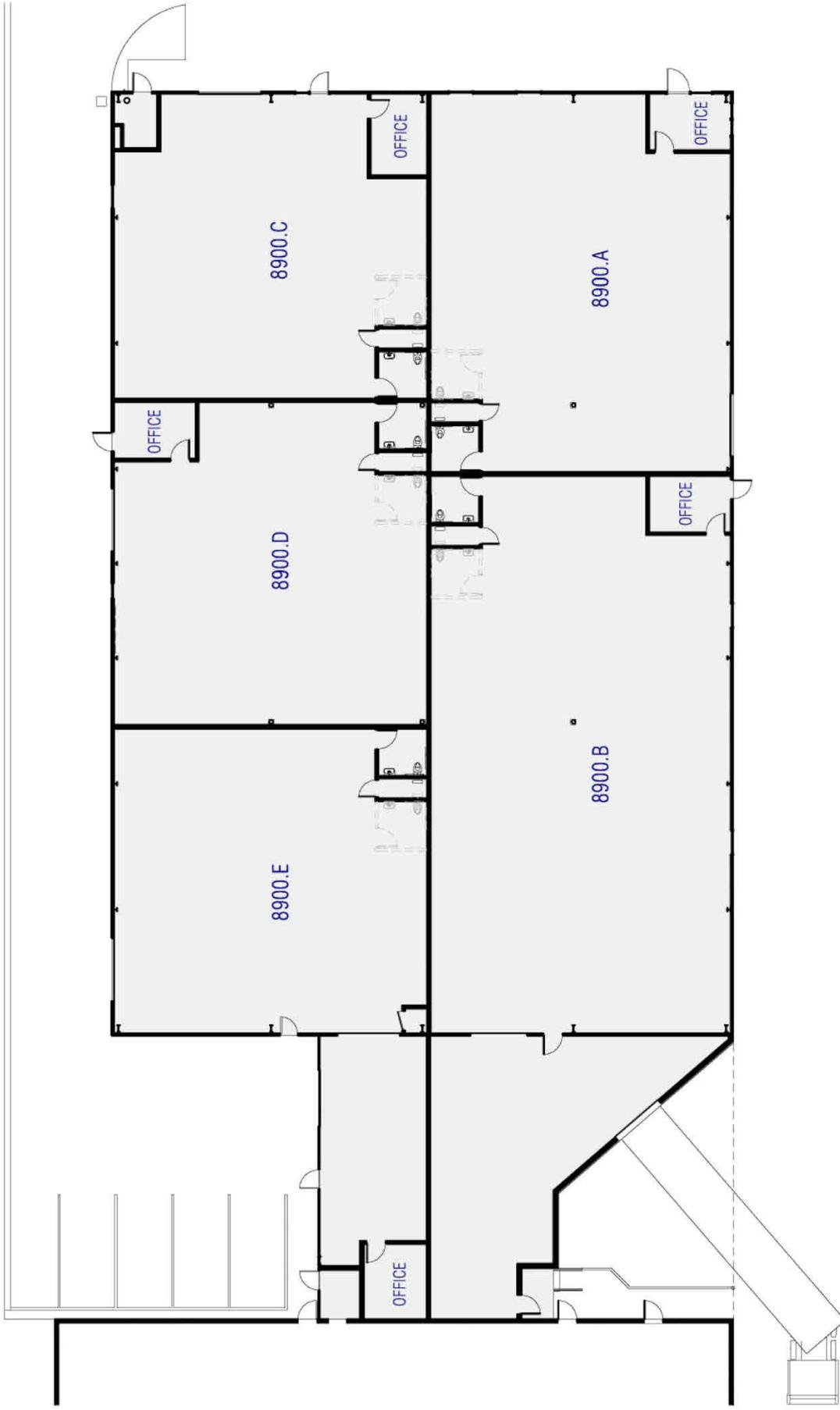
**BROKERS
PROTECTED**

Call for Tour

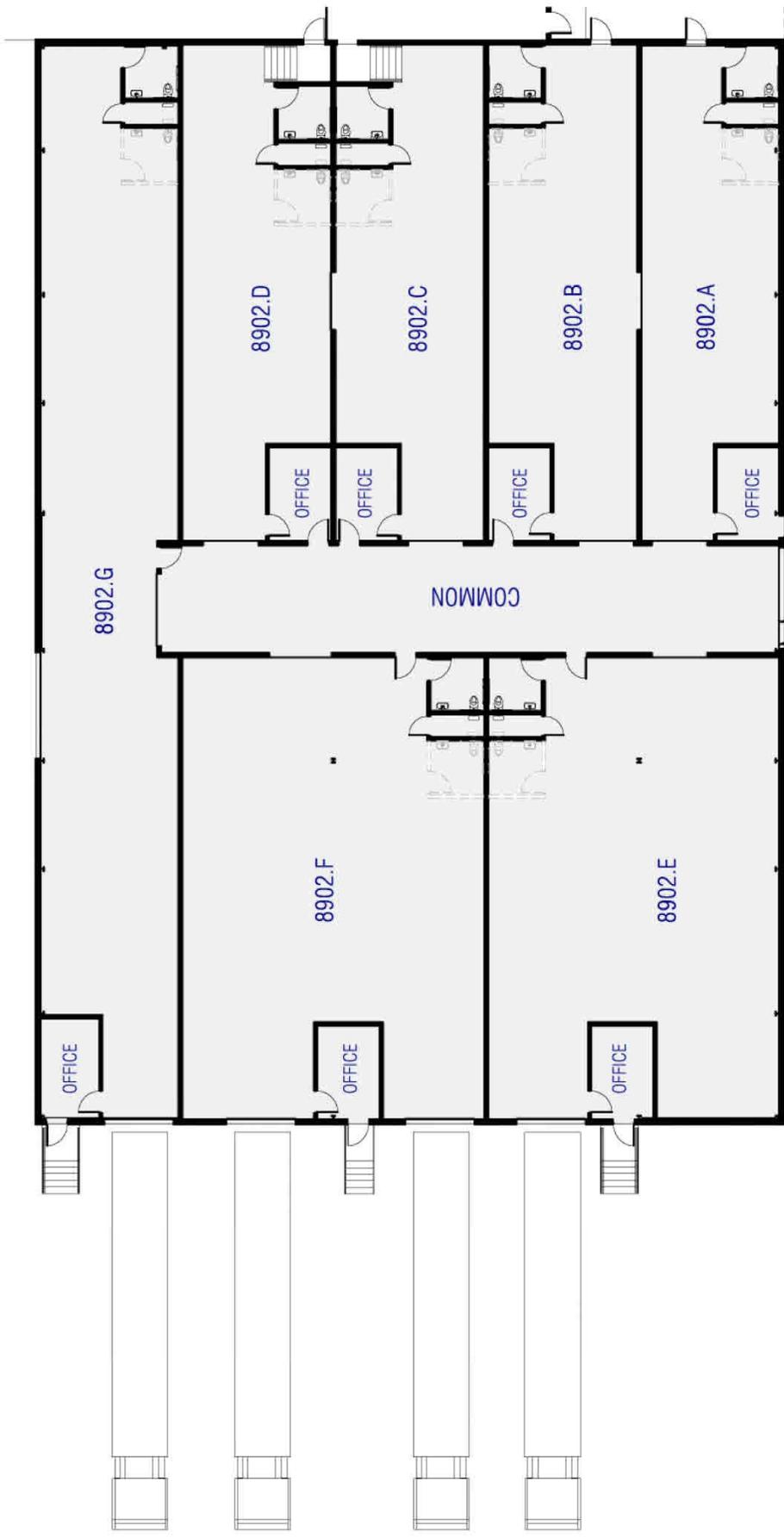
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ROSEHILL ROAD





 **8900 BUILDING**
NOT TO SCALE



8902 BUILDING
NOT TO SCALE



8902 Rosehill
Road
Rear Building

All Size Trucks
Have Full Access

8900

ADDITIONAL PROPERTY INFORMATION

8900 AND 8902 Rosehill Road

Land area:	2.18 + Acres
Construction:	Metal Insulated
Sprinkler:	Yes
Electrical Service	400 amp Single, Phase 3-Phase upon Request
Lighting	Overhead LED
Zoning	Light Industrial BP-2
Occupancy Types	F1,F2, S1,S2, B, M, FLEX
Year Built	1970 and 1975 Updated 2024
Water:	Municipal
Sewer:	Municipal
Electricity	Evergy
Gas	Kansas Gas
Interstate Highways:	I-35 AND I-435 East and West and South

8900 Front Building

Divided Spaces:	5 Separate spaces. 2500 to 6600 Sq. Ft.
Floor:	Concrete slab
Clear Height:	16 Feet.
Access	Drive-in and Dock High
Office Space:	Office with HVAC warehouse with heated
Parking	off street common area
Truck Access:	All size trucks have access. 200 x 125 Feet. Trucks Face in and Face out

8902 Rear Building

Divided into:	7 spaces from 1750 to 4000 Sq Ft.
Ceiling Height	18-22 Feet
Floor:	Concrete Sealed
Access:	Dock-high and Drive-in
Parking:	Off Street Common area
Office space	Office with HVAC Ware House heated
Truck Access:	All size trucks have access. 200 x 125 Feet. Trucks Face in and Face out



This page Photos

- Top Sketch shows the warehouse or plan view.
- Bottom Photo: Covered Dock Loading / Unloading Trucks face and face out Access.

Third Page Photos

- **Open Office environment**
- **Weatherized entry with tinted windows for energy saving.**

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Property Locator Map

Off 87 Street Exit just West of I 35 Just East of I 435

8900-8902 Rosehill Road, Lenexa Kansas 66215

