



## Flex Space KS

140 Cain Drive Haysville, Kansas 67060

### Property Highlights

- Base Price includes paved floor and walls taped and ready for paint. Customizable with the ability to add a mezzanine/loft, bathroom/shower, kitchen, and offices. Add-on pricing listed below.
- Fully fenced with automatic gate entry and security cameras.
- Garage Door: 16'x12' with automatic opener
- Estimated CAM Fees: \$205/month includes water bill, snow removal, trash, exterior lighting, gate maintenance
- 100-amp three-phase electrical service available in the building.
- Ideal for a man cave/she shed, car/RV/boat storage, or personal shop.



Base Sale Price:	\$120/SF (\$120,000 - \$180,000)
Lease Rate:	Contact Broker
Unit Size (SF):	1,000 - 1,500 SF
Ceiling Height:	EAVE: 16' PEAK: 22'

### For More Information

#### Brogan Klein

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For Sale & Lease  
1,000 - 1,500 SF | \$120/SF  
Flex Space KS





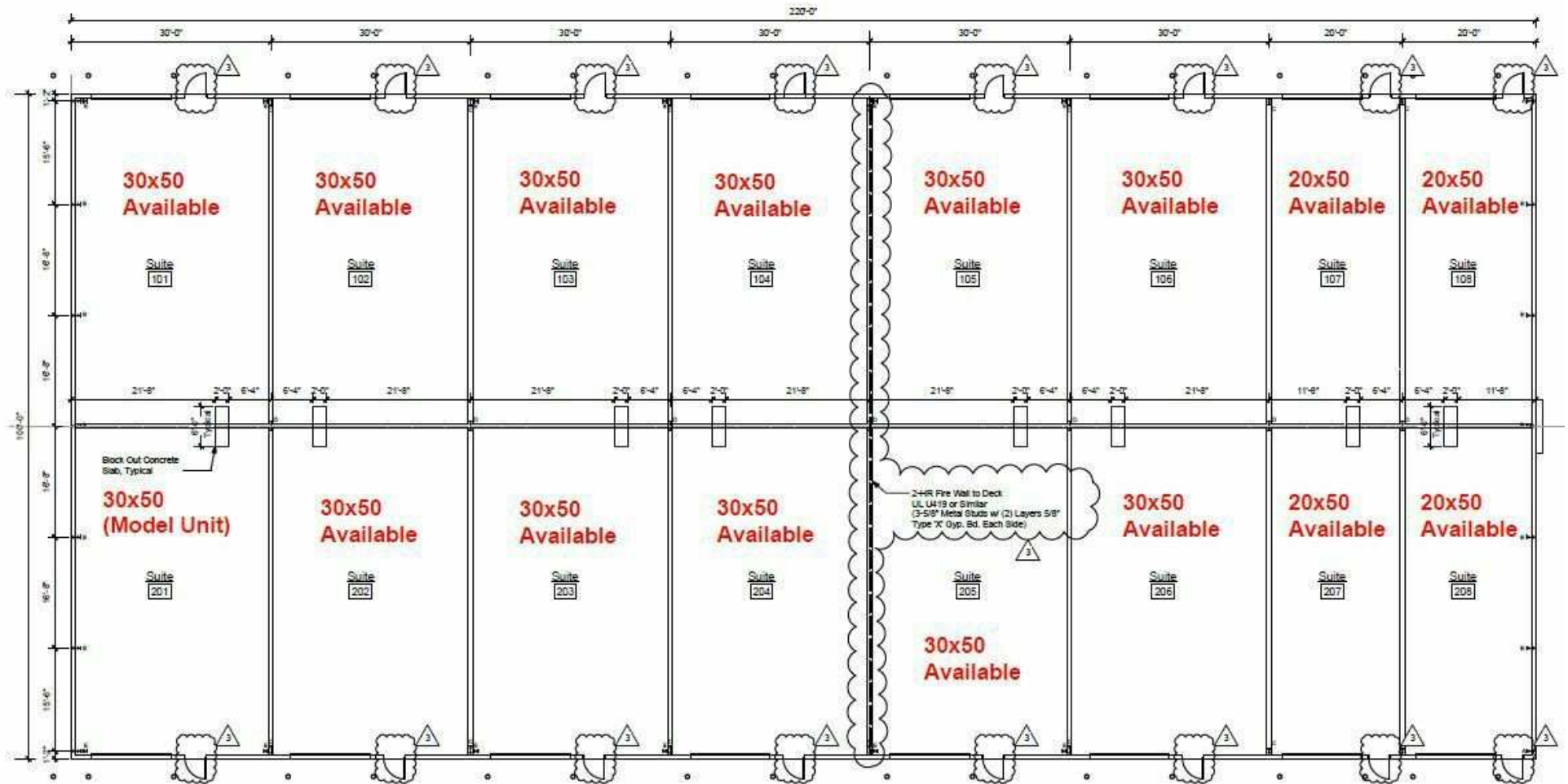


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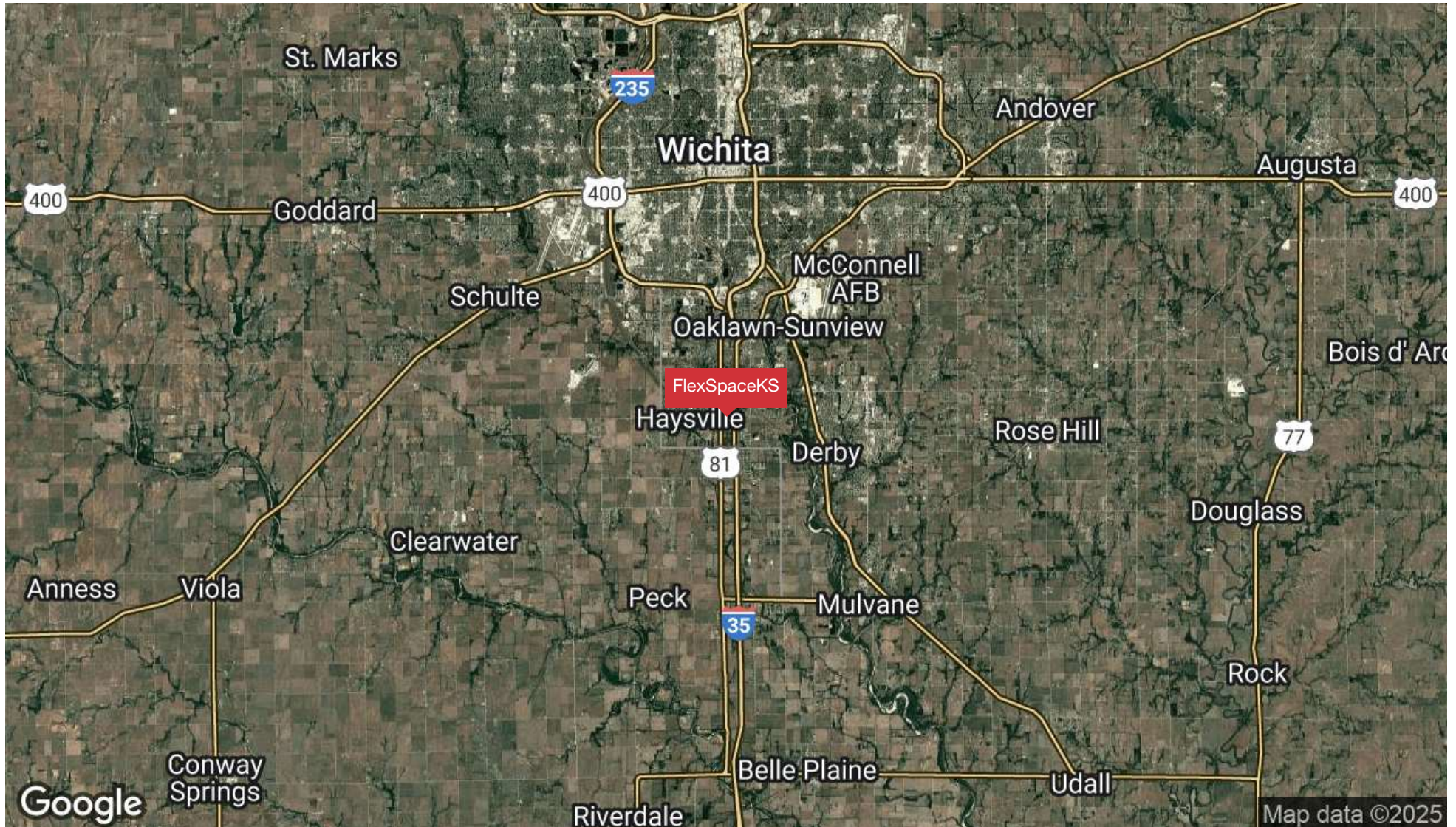
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### FlexSpaceKS Upgrade List

Upgrade	Description	Price X 1,000 SF	Price X 1,500 SF
Epoxy Floors Solid Color	100% solid epoxy for Heavy duty use 3 coat system solid color	\$ 5,000.00	\$ 7,500.00
Restroom/Shower	Metal studs, sheet rock, hard lid, paint, shower surround entry door tankless WH, toilet and vanity, ceramic tile floors (8x8, 64 SF)	\$ 9,370.00	\$ 9,370.00
HVAC	Mini split multiple heads - 1,000 SF unit 3 ton 1,500 SF unit 4 ton	\$ 9,720.00	\$ 13,650.00
Mezzanines	42" stair case with hand rail/ 42" railing gard 1,000 SF Unit 20x16.5 1,500 SF Unit 30x16.5	\$ 16,500.00	\$ 24,700.00
Big as Fan	14' ceiling fan, electrical, base install	\$ 8,700.00	\$ 8,700.00
Car Lift	9,000lb 2 post car lift	\$ 7,780.00	\$ 7,780.00