



REAL ESTATE COMPANY

INDUSTRIAL | OFFICE | COMMERCIAL  
BROKERAGE & DEVELOPMENT  
ESTABLISHED 1950

121,644 SF  
FOR LEASE



## 9200 CODY STREET OVERLAND PARK, KS

### FEATURES

- 33,019 SF office area (2 stories)
- 9 dock-high doors
- 2 drive-indoors
- 20'-26' clear ceiling height
- New roof 2025
- LED lighting
- ESFR sprinkler system
- 1200 amps/277-480 volt  
3 phase - up to 4,000  
amps can be made  
available

BASE RATE:  
**\$5.50/SF NNN**

#### NET CHARGES (2024):

Taxes: \$1.09/SF

Insurance: \$0.12/SF

CAM: Self-performed  
by Tenant

For more information  
please contact

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