

28,365 ± Single Tenant Showroom - Warehouse



Heart of Overland Park

- Near Oak Park Mall/95th & I-35 and 95th & US 69 highway interchanges
- 26' clear
- 3 dock high loading (North side) - Can add more docks/drive-in
- 4,240 office/showroom
- Abundant Automobile Parking
- Excellent Signage on building and monument/pole
- Concrete mezzanine for additional storage

For more information:

Michael R. Block, CPM
816.932.5549
mblock@blockllc.com

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Building Specifications

Building Square Feet:	28,365 SF – unfinished concrete mezzanine above offices
Construction:	Precast concrete exterior with bronze-anodized glass windows
Office Space:	4,340 SF
Column Spacing:	52' x 61'.
Ceiling Height:	26'
Roof:	Standing seam roof
Floors:	10" concrete reinforced
Sprinkler Type:	Wet system of 0.2 gpm over most remote 1,600' ordinary hazard group 2. Over 12' height racking requires In-Rack sprinklers. Current tenant uses in-rack sprinklers
Warehouse Lighting:	High bay metal-halide with approximately 50 c.p. with narrow aisles configuration
HVAC:	Split HVAC system in office areas, forced gas unit heaters in the warehouse and RTU air-conditioned warehouse with 2 ventilator fans
Electric Service:	277/480V, 2000A, 3 Phase
Loading Doors:	3 dock-high doors with levelers, 2 with trailer locks. Potential for drive-in on south or north side and additional loading dock(s) on north side
Year Built:	2000
NET Charges: (2025 Est.)	TAX: \$2.01 PSF CAM: \$1.46 PSF <u>INS:</u> <u>\$0.32 PSF</u> Total: \$3.79 PSF
Parking:	128 ± cars
Zoning:	M-1 zoning; 10% of the floor area can be dedicated to retail.

Building Specifications

Comments:

Excellent location with high visibility on Quivira Road in the heart of Overland Park. Access to I-35, US 69 and I-435 is quick and easy. Building is in great condition.

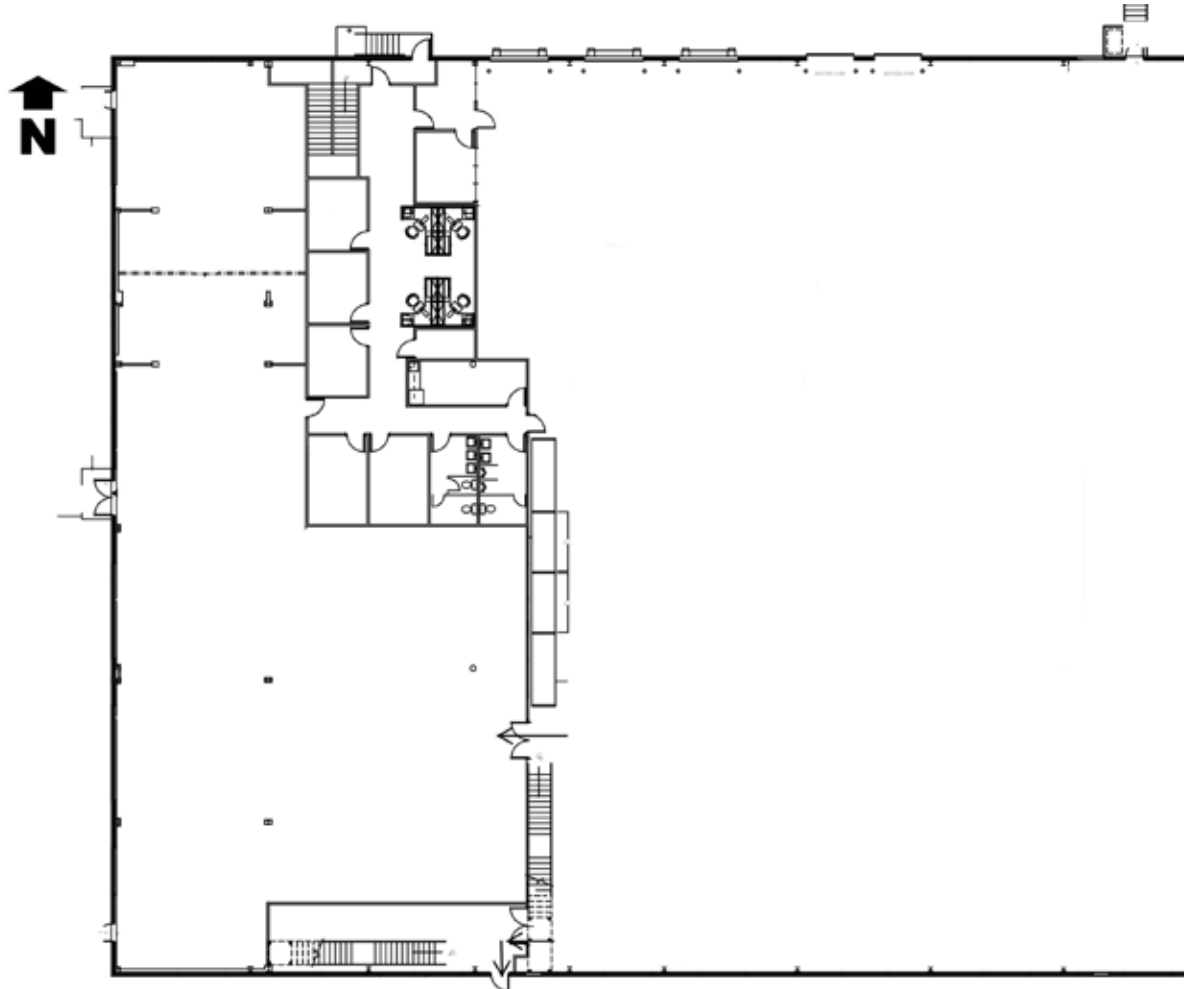
Signage:

Existing Monument/pole and building fascia signage

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First Floor Floor Plan



*Mezzanine Above Office/Showroom

The site plan illustrates the layout of Conleton Industrial Park Lot 3. The central feature is a large industrial building with a complex footprint, including multiple exits and interior courtyards. Surrounding the building are several parking areas: a 3-space lot to the northwest, a 6-space lot to the west, a 5-space lot to the southwest, an 18-space lot to the south, and a 14-space lot to the southeast. The plan also indicates the locations of two 7'x12' underground detention basins. The site is bounded by Quivira Road to the west and Conleton Industrial Park Lot 3 to the south. A north arrow is located in the bottom right corner. The owner is identified as Conleton Distribution Center Investments, LLC.



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