

\$3,150,000 (\$113.51/SF)



Industrial Building For Sale

16210 W. 110th Street
Lenexa, Kansas

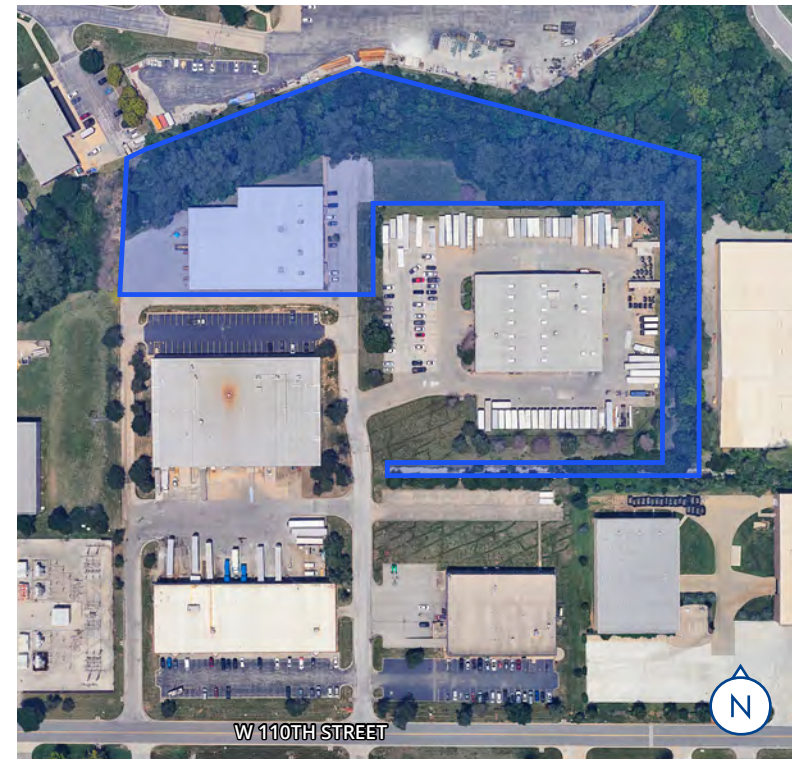


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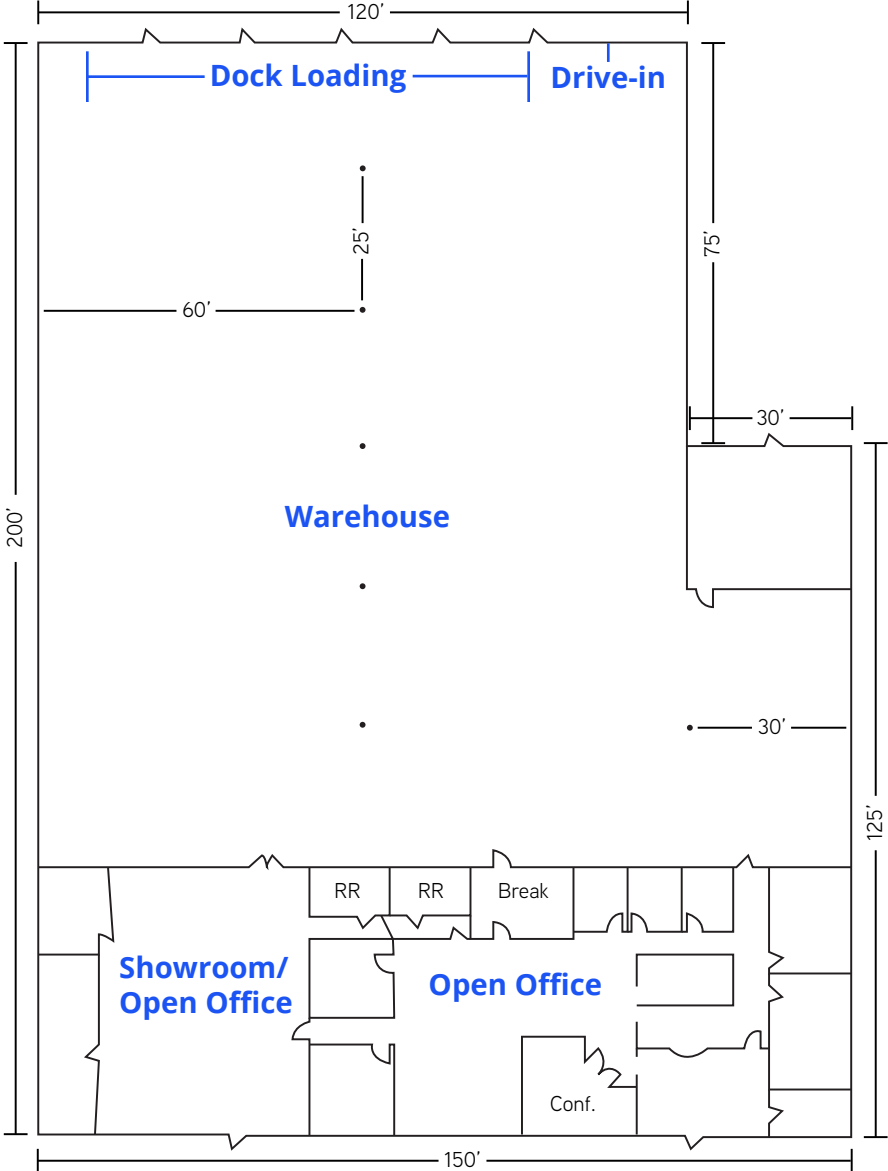
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Property Features

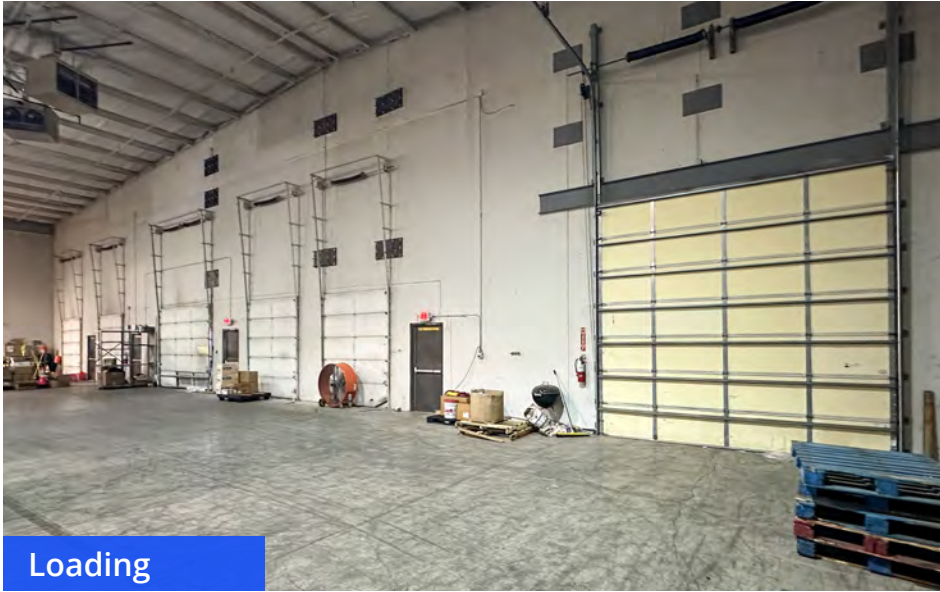
Total Building Size:	27,750± SF
Office Space:	7,500± SF
Land:	4.41 acres (excess land for expansion/outdoor storage)
Year Built:	1992
Construction Type:	Concrete/tilt-up
Clear Height:	26'-28'
Loading:	5 dock-high and 1 drive-in <ul style="list-style-type: none">• Four 8'x10' dock-high doors (with dock bumpers)• One 12'x10' dock-high door (with EOD leveler)• One 14'x14' drive-in door
Truck Court:	105'±
Warehouse Heat:	Gas fired overhead units
Electrical:	120/208v/800 amps
Sprinkler:	Wet system (0.37 GPM/2,000 SF)
Zoning:	BP2 (Industrial)
Parking:	28 striped spaces (can be expanded with additional land)
Sale Price:	\$3,150,000 (\$113.51/SF)
Additional:	<ul style="list-style-type: none">• Currently owner-occupied; will be delivered vacant• Located in the heart of the Johnson County; most desirable submarket in Kansas City• Excellent access to I-435 via Lackman Road or Renner Boulevard



Floor Plan



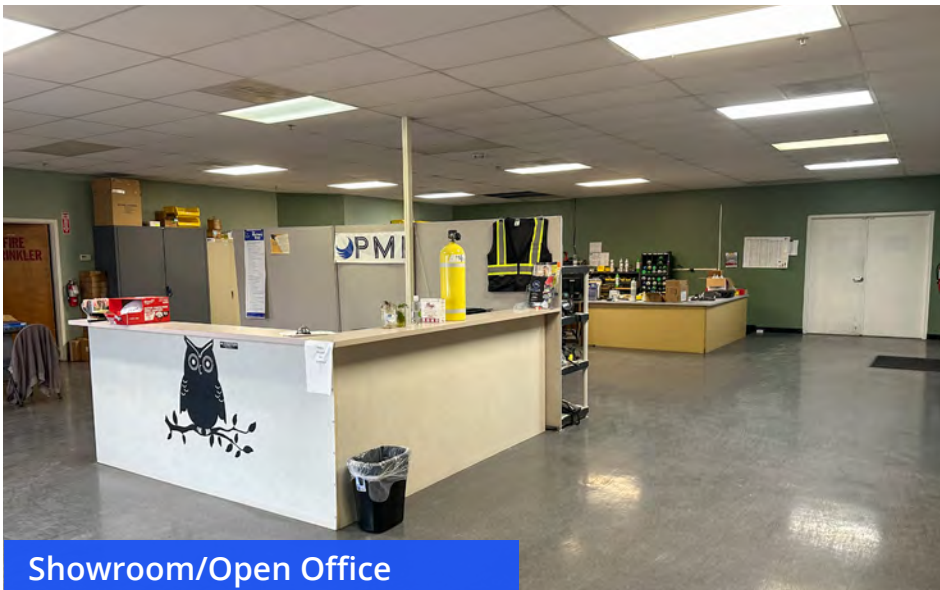
Property Photos



Loading



Warehouse



Showroom/Open Office



Loading/Truck Court

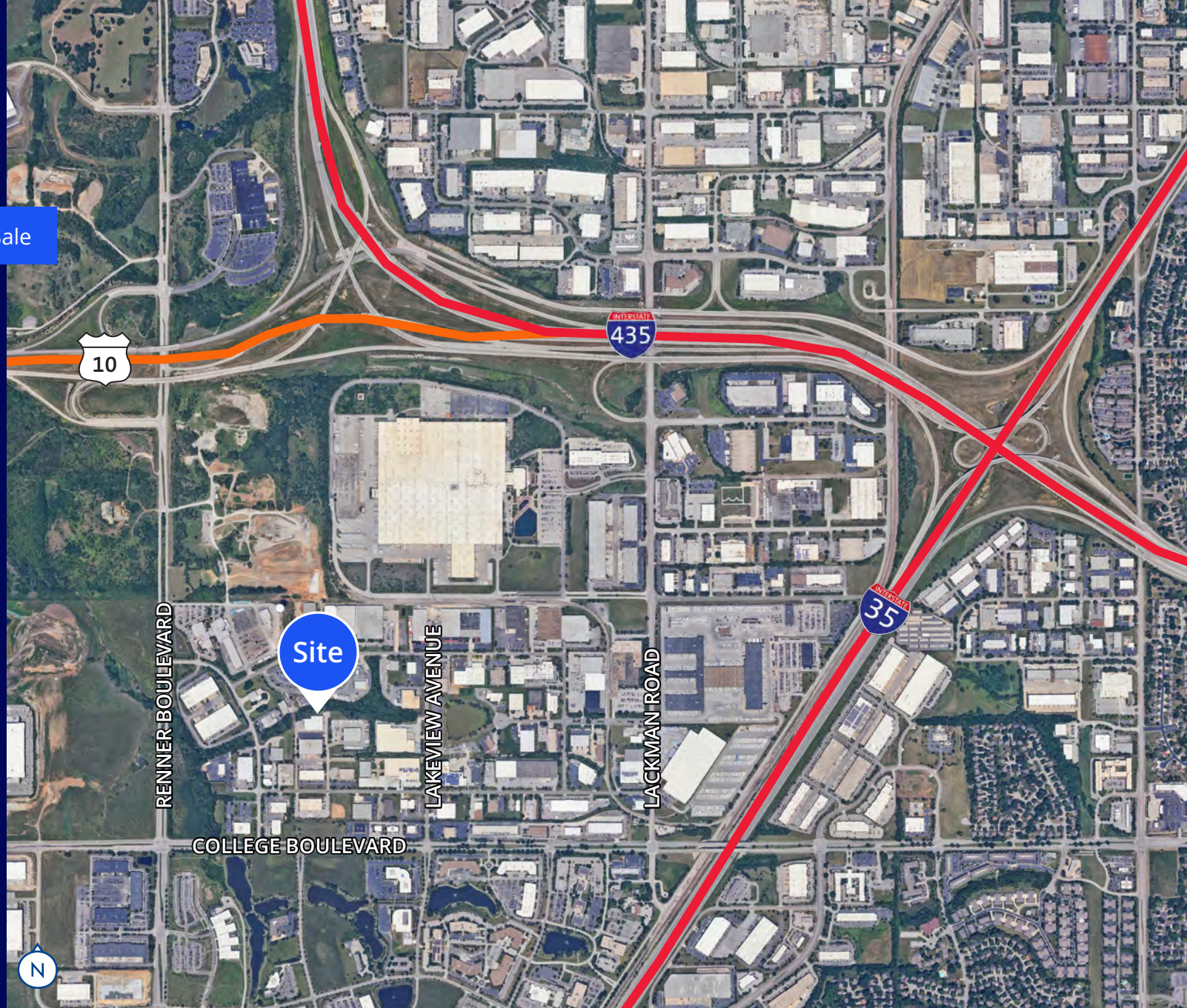


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