



Since 1884

Surface Real Estate Holdings

Michael.Surface@surfacecos.com

Ph: 816 523 4646

Fax: 816 523 4031

www.Properties-Surfacecos.com



Best Lowest Cost Location in Johnson County !
Leasing now with occupancy 90 days

AVAILABLE SPACES AND SIZE

Each has office space with HVAC, Brite LED lighting.

- ⇒ 1,750 SF Drive-in: \$1,451.04 **
- ⇒ 2,500 SF Drive-in: \$ 2,072.91 **
- ⇒ 3,250 SF Drive-in: \$ 2,902.08 **
- ⇒ 3,500 SF Drive-In and dock-high: \$2,902.08 **
- ⇒ 4,000 SF Drive-in and dock-high: \$3,316.66 **
- ⇒ 6,600 SF Drive-in and Dock-high and Covered dock: \$ 5,472.50 **

** Base Rent Per month

FEATURES

- Off street Parking
- Dock High and Drive-In
- Exclusive Bathroom
- 16 and 22 Foot Ceilings
- All Truck Sizes Full Access
- Fire suppression System
- Exclusive Entry Door
- Heated warehouse/plant

**BROKERS
PROTECTED**

Call for Tour

www.properties.surfacecos.com

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

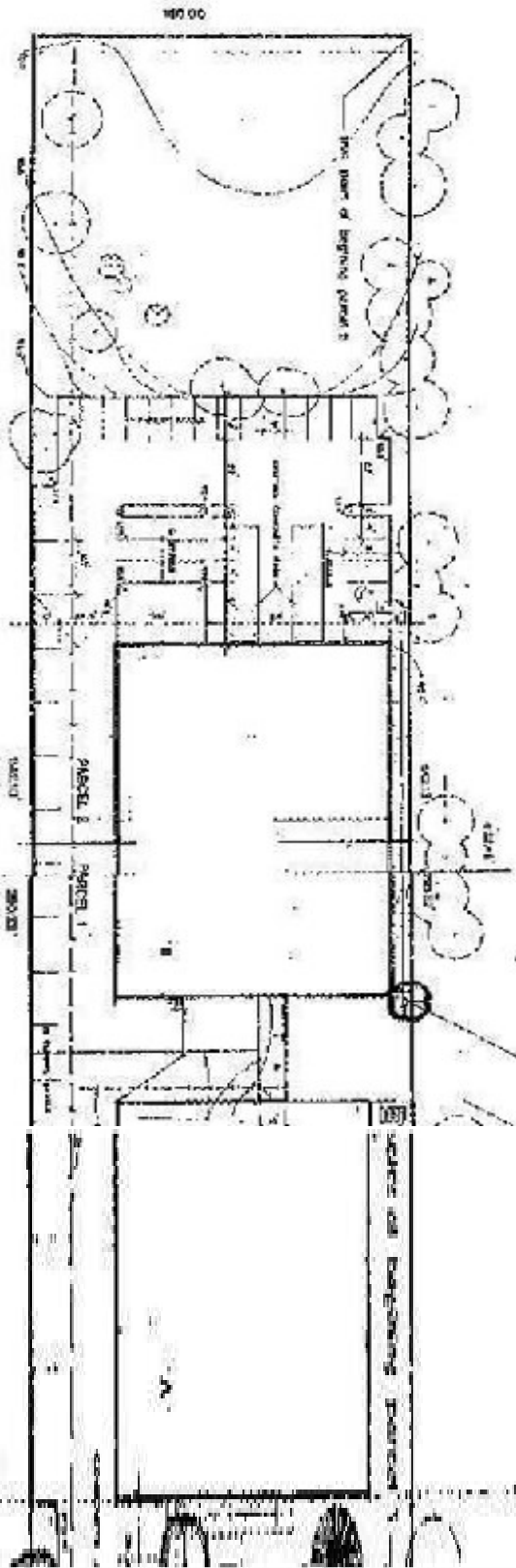
- Top Sketch shows the warehouse or plan view.
- Bottom Photo: Covered Dock Loading / Unloading Trucks face and face out Access.

Third Page Photos

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



Indicated parking development plan is a proposal that has not been carried out; parking at rear is with informal gravel lot. Existing concrete dock access pads are in place.



Surface Real Estate Holdings

Michael.Surface@surfacecos.com

Ph: 816 523 4646

Fax: 816 523 4031

Property Locator Map

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

8900-8902 Rosehill Road, Lenexa Kansas 66215

