

23810 W. 83rd Terrace Shawnee, KS 66227

For Lease | 7,500 - 15,000 SF Available | \$12.50 PSF + \$3.75 NNN

For Sale | \$4,285,000



New Construction Truck Service & Maintenance Facility

7 Drive Through Truck Bays

**6' Privacy Fence w/ Screening, Lit & Gated Outside Storage Surrounding
the Building Totaling $\frac{3}{4}$ Acre of Concrete Surface Area**



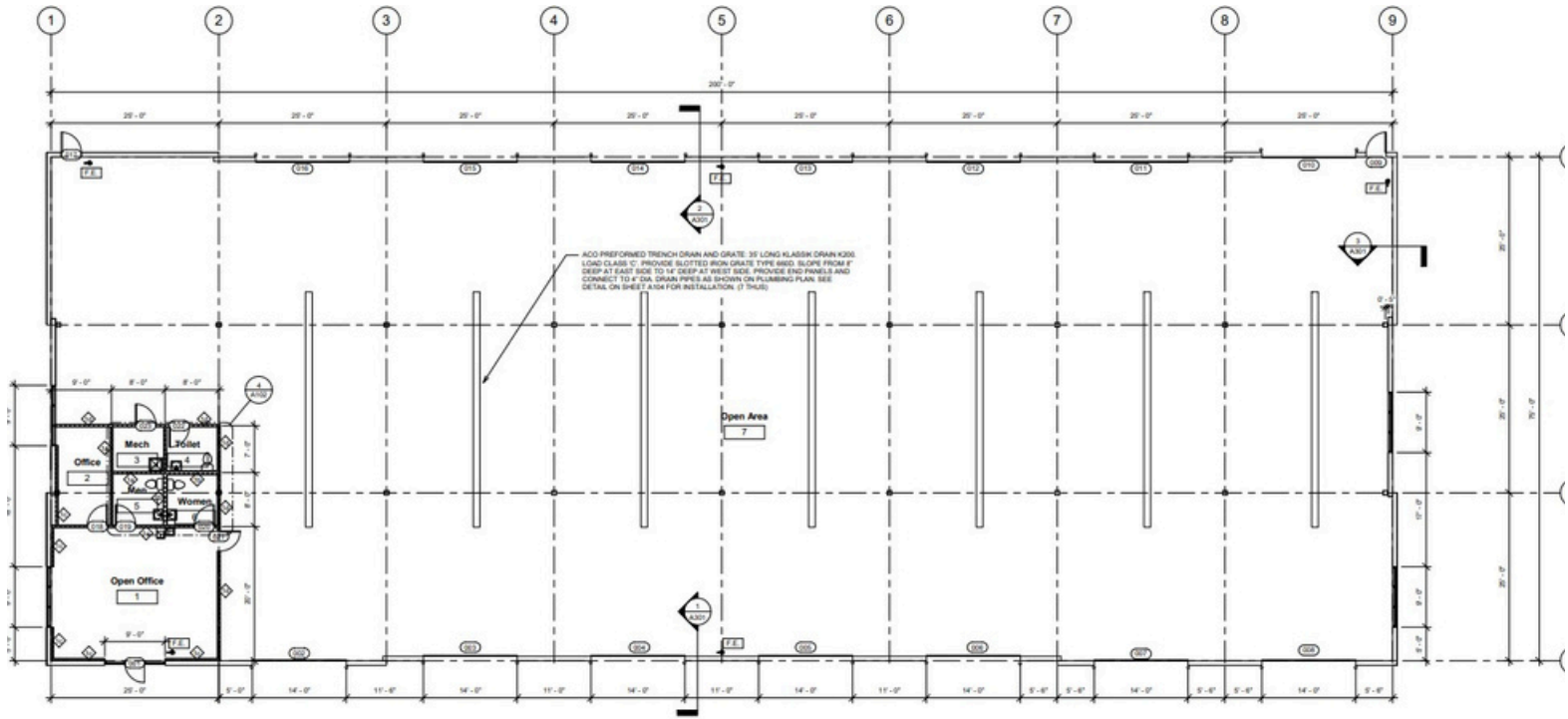
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Real Estate Services

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- 75' x 200' = 15,000 SF Building Intended Use is a Truck Service Maintenance Facility
- 7 - 14' x 16' Drive Through Bays (14 total drive-in doors)
- 22' Clear Height w/ 24 x 24 Column Spacing
- 1,000 SF Office w/ Common Area + Space for Future Break Room
- 600 AMP, 480 Volt 3-Phase
- 6' Privacy Fence w/ Screening, Lit & Gated Outside Storage Surrounding the Building Totaling $\frac{3}{4}$ Acre of Concrete Surface Area
- 1.75 Acres Well Located in Cul-de-sac Off of 83rd Street
- 3 Bathrooms - 2 in Office, 1 in Shop
- Potential Mezzanine Above Office Area for Additional Storage
- TI Negotiable Based on Credit and Terms
- Built-In Floor Drains to a Water Separator System
- ESFR Fire Protection
- Tilt Up Concrete Construction | New Concrete Pad
- AC & Heat in Office | Radiant Heat in Warehouse
- Exterior Pole & Wall Pack Lighting
- Roof & Parking Lot Drain West to a Parana that Drains to Detention Pond Offsite
- Entire Property Can Be Fenced

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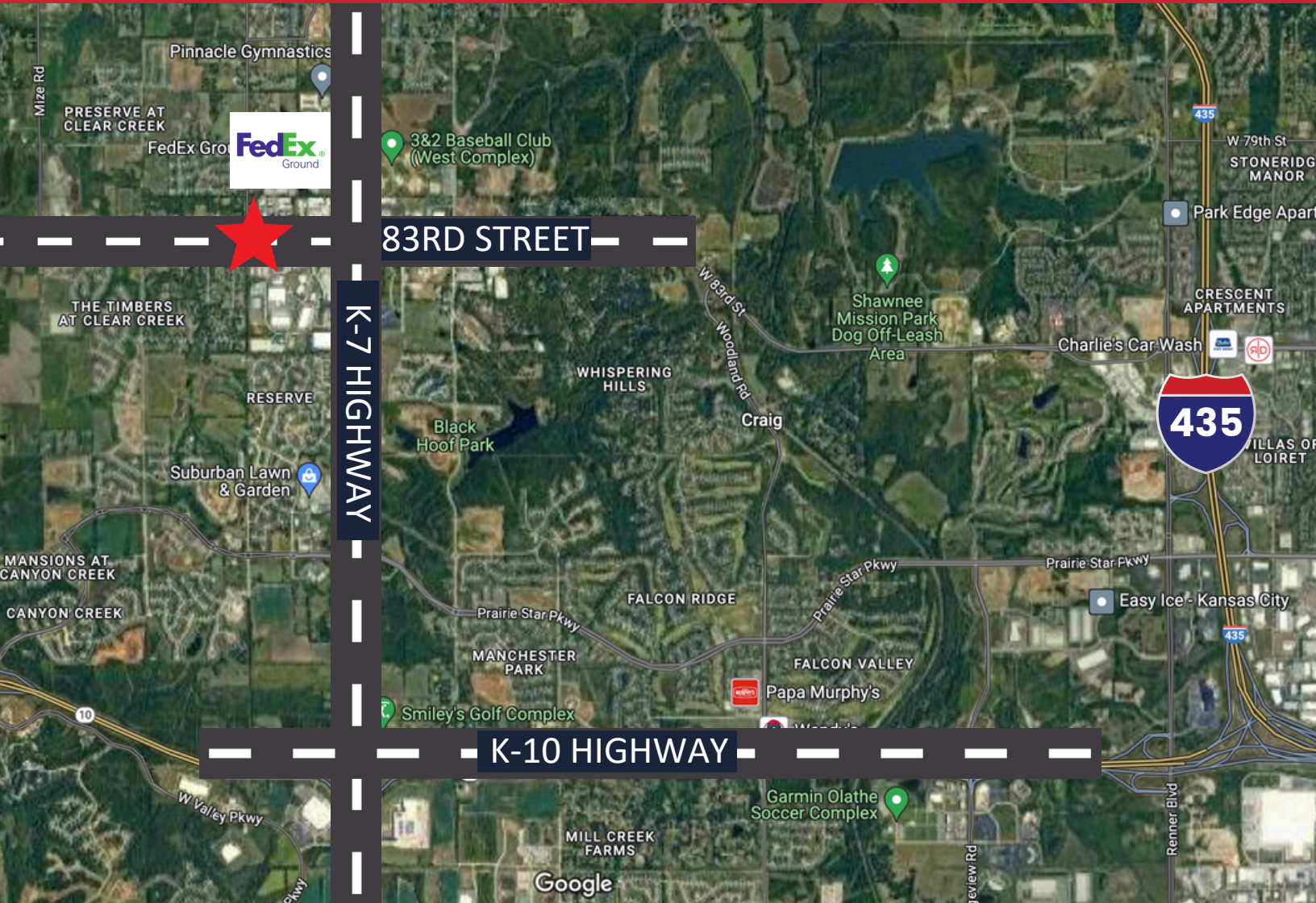
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Easy Access to K-7 & K10

MCI Airport	37 Miles
De Soto	6 Miles
Downtown KCMO	19 Miles

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