

CONTINENTAL BUSINESS PARK

22105-22123 W. 83RD STREET, SHAWNEE, KANSAS 66227

FOR LEASE

PRICE: \$9.00 SF + NNN (\$4.32 SF)

Highlights:

- Highly Desirable Johnson County Location
- Professional Office Space (options to lease only office or only warehouse)
- Tour videos available upon request
- Zoning: CH
- Competitive Pricing
- Updated Suites with Ample Parking
- Excellent Highway Access
- Drive-In Loading

Building 1	
Available SF	1,500 - 3,000SF
Drive-in Measurements	6'6"x8'
Warehouse Ceiling	10' - 11'
Divisible to	1,500 SF

Building 2-3	
Available SF	3,400 SF
Drive-in Measurements	8'x12'
Warehouse Ceiling	14'

Continental
SELF STORAGE
\$125/mo
(913) 495-5477
storage@assetmgmtgrp.com

For more information, please contact:

Mike Rivera

Broker

913.827.1712

mriviera@amg-cr.com

AMG Commercial Realty

6320 Lamar Ave, Suite 107

Overland Park, KS 66202

www.assetmgmtgrp.com

[Continental Self Storage - Asset Management Group \(assetmgmtgrp.com\)](http://Continental Self Storage - Asset Management Group (assetmgmtgrp.com))

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Property Features

Building 1 :

- Total Building Size: 30,000 SF
- Clear Height: 9'
- Loading: 8' Drive-In Doors
- Warehouse Ceiling Height: 9'7"
- Roof: Metal
- Parking: 64 Striped Spaces in Front
- Year Built: 2002
- Land Area: 2.38 AC
- Updated Interiors
- 25,000 +/- SF of Paved Outdoor Storage units behind Building 1 that allows for additional storage

Building 2 & 3 (100% Leased):

- Total Building Size: 27,200 SF
- Clear Height: 14'
- Loading: 12' Drive-In Doors
- Roof: Metal
- Parking: 87 Spaces
- Land Area: 3.04 AC
- Year Built: 2008



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Building 3

Building 2

Storage Units

Building 1

83rd Street

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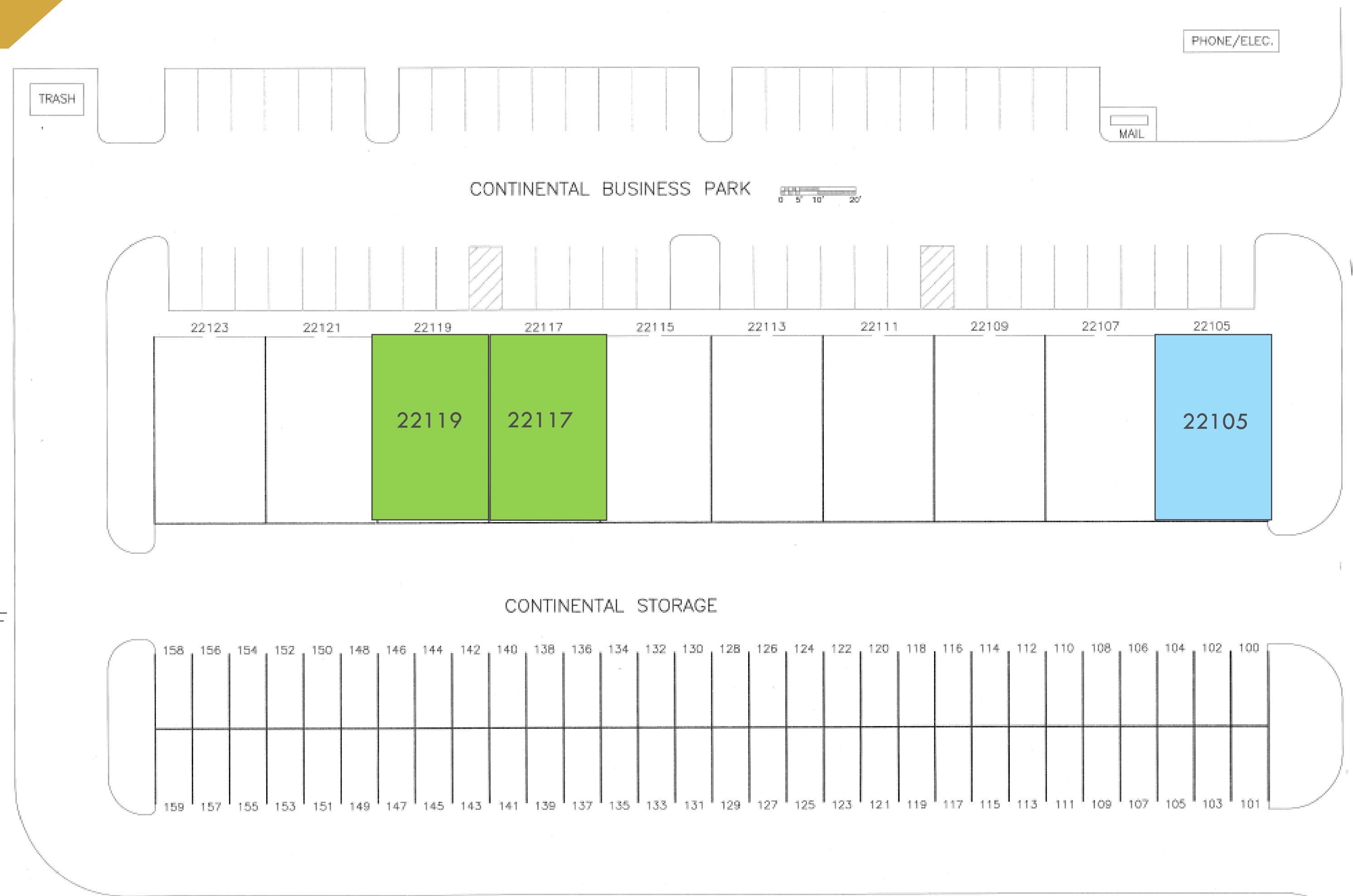
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Building 1

Suite Availability

-  = Lower Level Only
3000 SF of
Warehouse
-  = Upper and Lower
Available Now 3000SF



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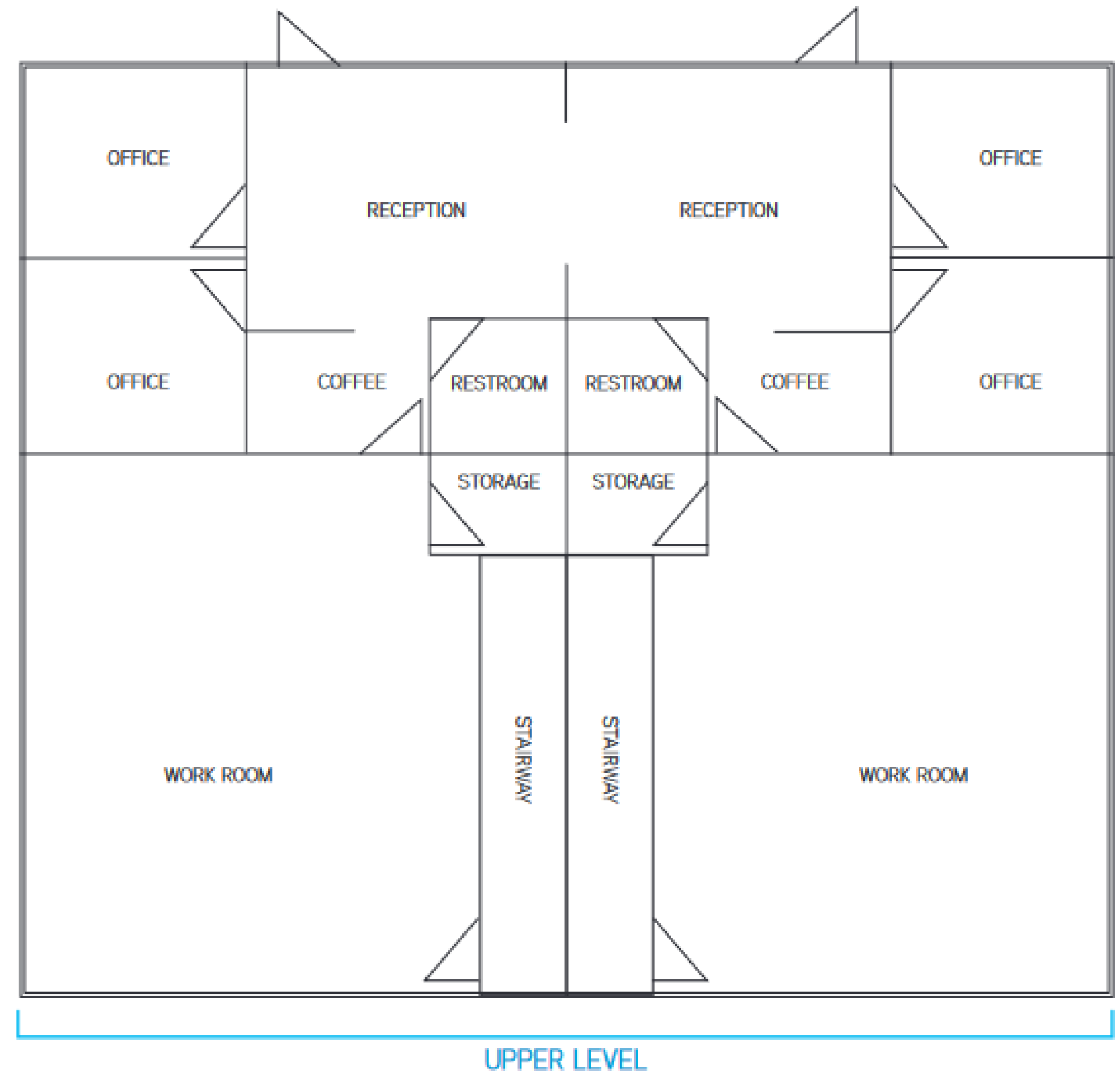
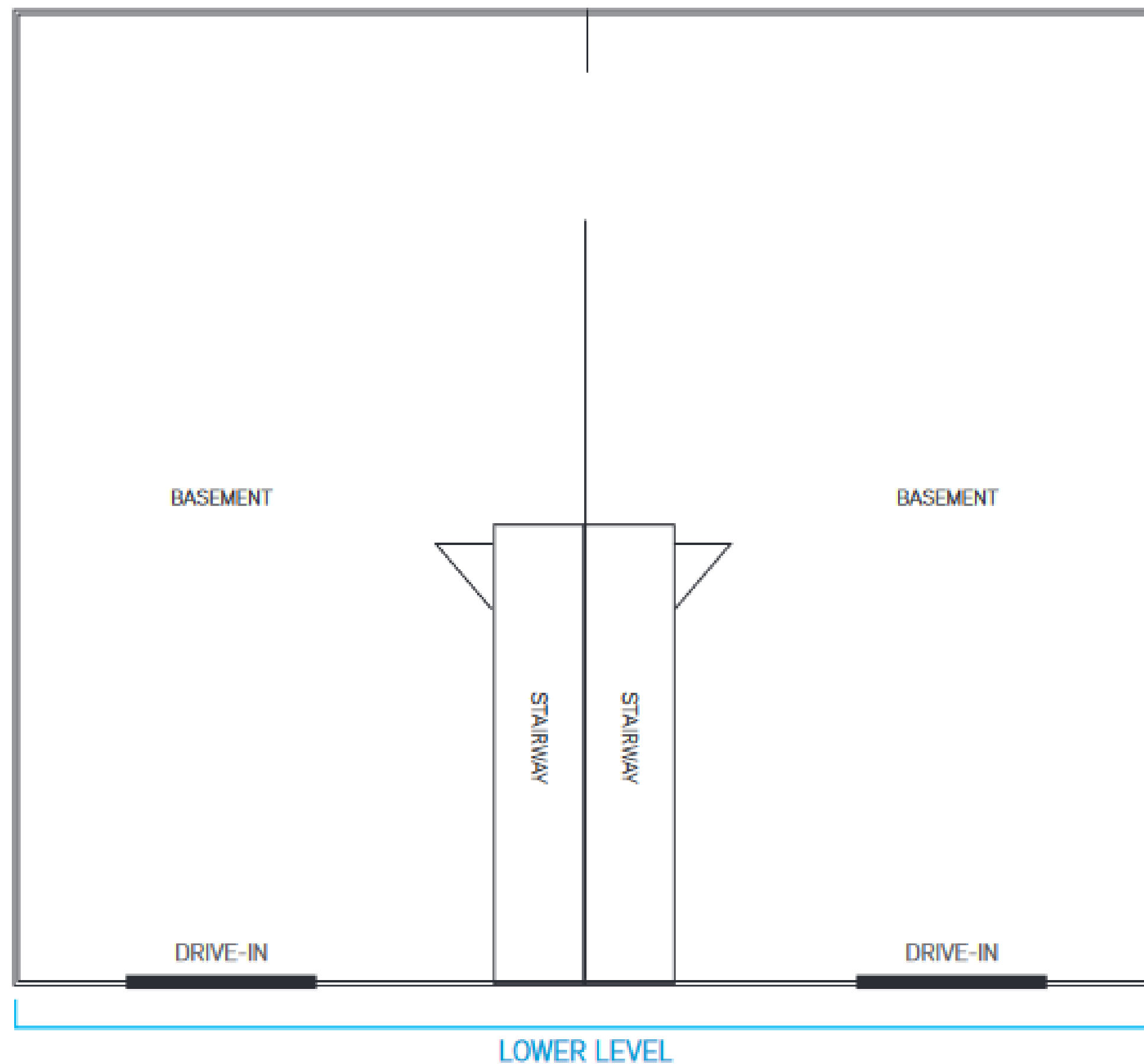
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Suite 22117 & 22119



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