



DON
ARNOLD

8847 W. MONROE
SUITE 100



FOR LEASE

Office & Warehouse - \$2,300 / month



PROPERTY HIGHLIGHTS

Located within one-half mile of the Kellogg Ave. and Tyler Rd. Interchange. Excellent access to Kellogg Ave. (U.S. Highway 54) and to Interstate 235. Convenient access to Eisenhower Airport.



Broker: Don Arnold
(W) 316.263.7242
(C) 316.651.7765
don@streetcommercial.com

SPECIFICATIONS

- 3,180 sq. ft. office/warehouse
- 60 amp fuse
- 14' sidewall height
- 12'x12' on-grade overhead door
- Visibility from Tyler Rd
- Air-conditioned warehouse area
- Lease Type: Industrial Gross
 - Owner pays the base year real estate taxes and base year fire/casualty insurance, exterior maintenance (including roof and structure but not doors and windows), and any HVAC expense over the first \$750.00 per occurrence.
 - Tenant pays any increases over the base year taxes and insurance amounts, the first \$750.00 of any HVAC expenses, and is responsible for all other interior maintenance, utilities, internet, lawn care, and snow/ice removal.



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OFFICE/WAREHOUSE INTERIOR

