

18760 JOHNSON DRIVE

Shawnee, Kansas

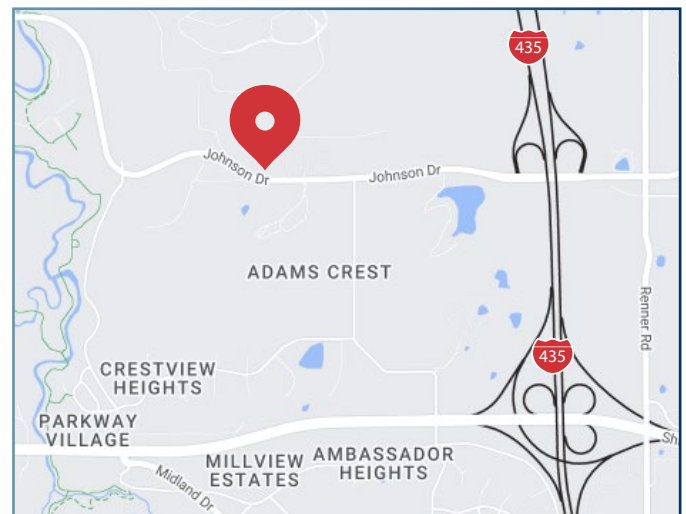
For Lease or Sale

State-of-the-Art
Industrial / Flex Building



PROPERTY FEATURES:

- 6,600-33,000 SF Available
- Class A Industrial / Flex Building
- Drive-In & Dock Loading
- Clear Span Warehouse
- Less than 1-Mile from I-435 & Johnson Drive



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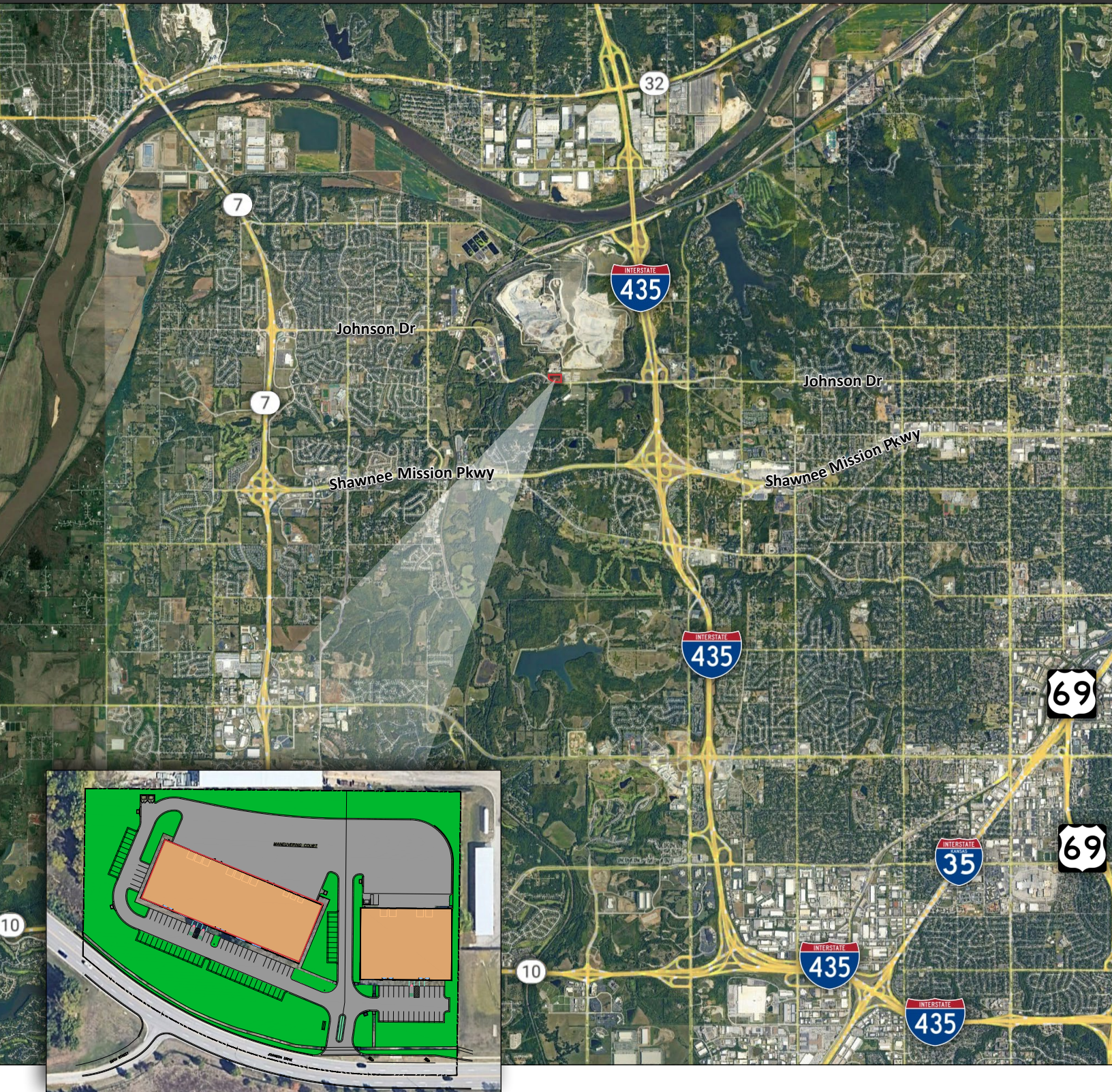
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SITE AERIAL



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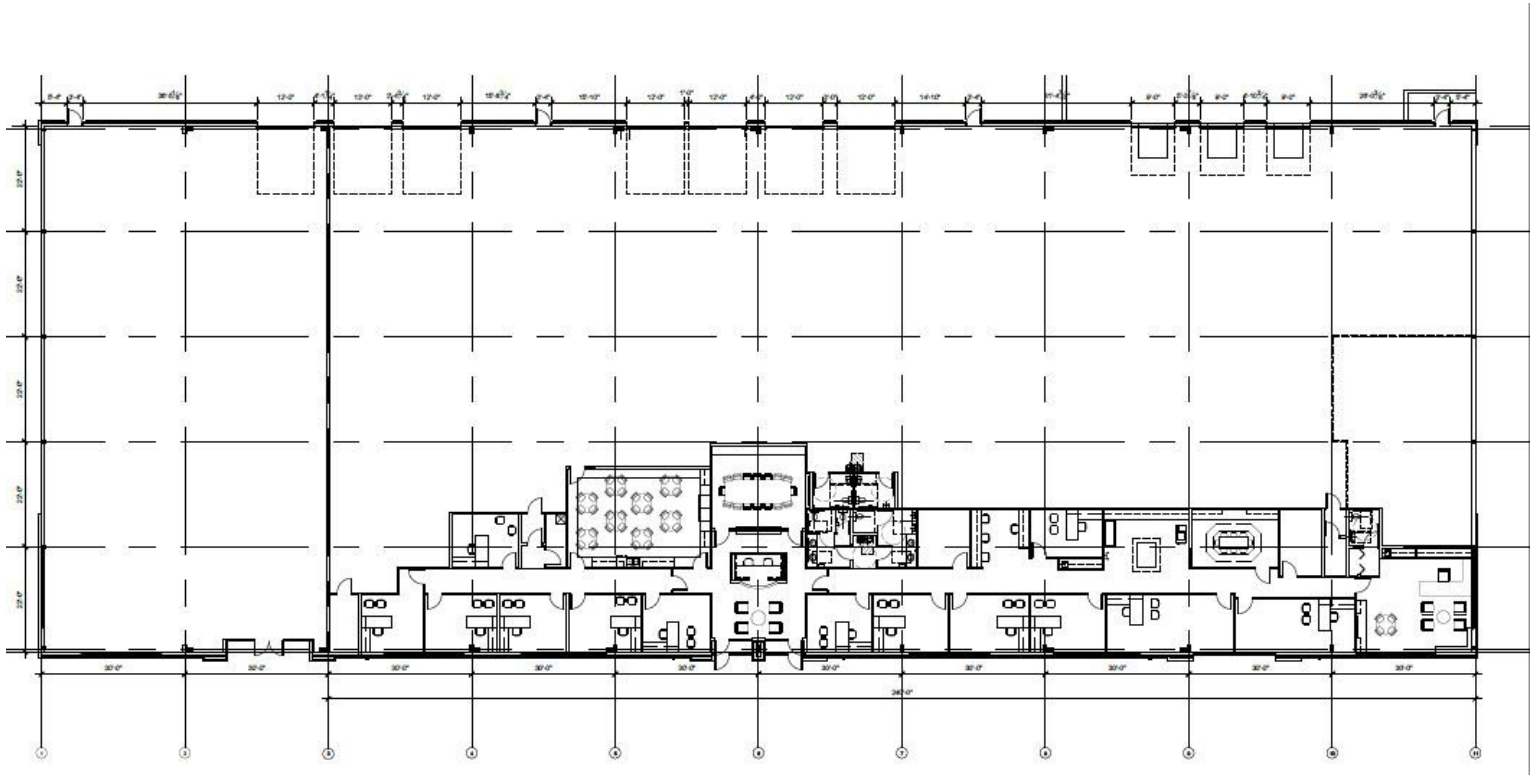
SITE PLAN



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FLOOR PLAN



BUILDING & LEASE INFO

Available Space: $\pm 6,600$ -33,000 SF

HVAC: Warehouse Gas Unit Heaters & Warehouse Fans

Unit Location: Entire Building

Lighting: LED High-Bay

Office Space: $\pm 7,000$ SF

Floor Thickness: 6" Reinforced Slab

Column Spacing: Clear Span

Clear Height: 20' - 27'

Loading: Drive-In & Dock High

Lease Rate: \$13.50/SF
Sale Price: \$6,800,000.00

Sprinkler Type: Wet

Net Charges: \$2.50/SF



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PROPERTY PHOTOS

