



6356 Carter Ave, Shawnee, KS 66203

\$17.76 - \$24/SF/YR

\$1.48 - \$2/SF/MO

6350 - 6356 Carter Avenue

Available for Immediate Lease: Flex Warehouse with Workshop



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Listing Added: 11/02/2025

Listing Updated: 11/14/2025

kw REALTY
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Building Details

Property Type	Industrial, Retail	Subtype	Warehouse, Manufacturing, Industrial, Flex, Distribution, Auto Shop
Tenancy	Multiple	Total Building SqFt	10,500
Total Building Suites	1	Lot Size (sq ft)	45,384
Year Built	1991	Stories	1
Ceiling Height	17.5	Taxes (cost per SqFt)	\$0
Loading Docks	0	Total Parking Spaces	4 to 6
Power	220	Zoning	IL
APN	JF241213-1004	Submarket	Merriam/Mission
Submarket Cluster	Kansas City		

Building Description

Prime industrial/warehouse space in a highly accessible Merriam, KS location. This property features four individual units, available for single or combined lease options, making it ideal for various business needs including storage, distribution, light manufacturing, or service-oriented operations. Strategically positioned with excellent access to major transportation routes like I-35, I-435, and I-635, this facility offers convenience and functionality in the heart of Johnson County.

Ideal Uses: Light industrial, storage, distribution, service center, and more

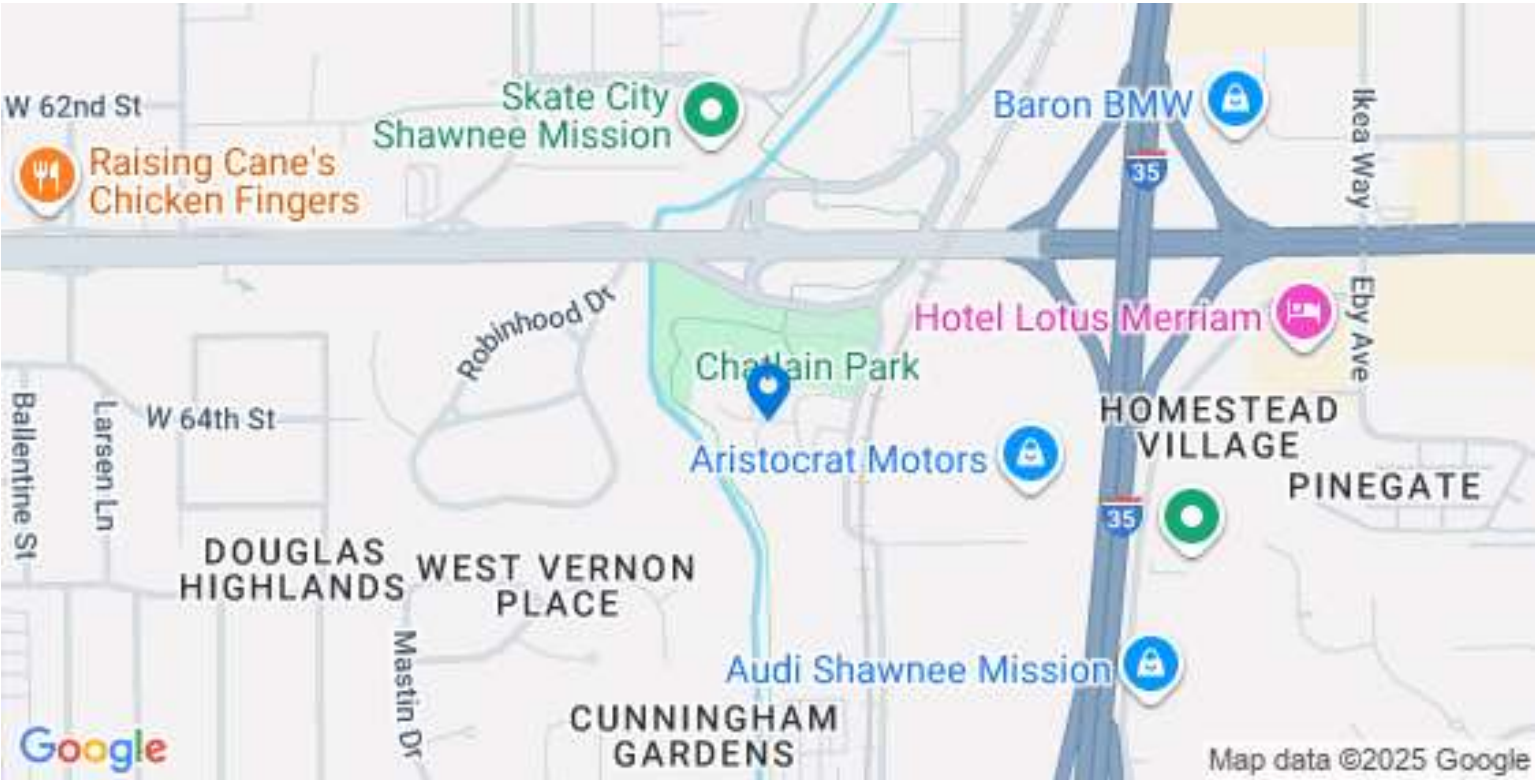
Building Highlights

Key Features:

- **Ceiling Height:** 17'5" clear interior height
- **Property Type:** Industrial/Warehouse with dedicated workshop areas
- **Amenities:** Private restroom and office space with individual A/C and heating in each unit
- **Parking:** Ample parking available (4 to 6 spaces per unit, with additional parking available upon Landlord approval)
- **Power:** Heavy power available



Building Location (1 Location)



6356 Details

Immediately available • #6356: ~2027 sq ft, \$3,000/month

Listing Type	Direct	Space Subtype	Warehouse,Manufacturing,Flex,Distribution
RSF	2,027 SF	USF	2,027 SF
Office Available	2,027 SF	Space Available	11/7/25
Loading Docks	0	Dock High Doors	0
Drive-in Doors	0	Rate (Per SF)	\$1.48 / SF / MO
Lease Type	Modified Gross	Lease term	Negotiable
Total Rate (Per SF/MO)	\$1.48	Total Monthly Rent	\$3,000

6350 Details

Immediately available • #6350: ~1460sq. ft., \$2000/month

Listing Type	Direct	Space Subtype	Warehouse,Manufacturing,Flex,Distribution
RSF	1,460 SF	Office Available	1,460 SF
Space Available	11/7/25	Loading Docks	0
Dock High Doors	0	Drive-in Doors	0
Parking	4	Rate (Per SF)	\$1.5 / SF / MO
Lease Type	Modified Gross	Lease term	Negotiable
Total CAM (Per SF/MO)	\$0	Expense Rate (Per SF/MO)	\$0
Total Rate (Per SF/MO)	\$1.5	Total Monthly Rent	\$2,200
Days on Market	6 days		

6354 Details

Immediately available • #6354: ~1257 sq ft, \$2,500/month

Listing Type	Direct	Space Subtype	Warehouse,Manufacturing,Flex,Distribution
RSF	1,257 SF	USF	1,257 SF
Office Available	1,257 SF	Space Available	11/7/25
Loading Docks	0	Dock High Doors	0
Parking	4	Rate (Per SF)	\$2 / SF / MO
Lease Type	Modified Gross	Lease term	Monthly
Total CAM (Per SF/MO)	\$0	Expense Rate (Per SF/MO)	\$0
Total Rate (Per SF/MO)	\$2.4	Total Monthly Rent	\$2,500
Days on Market	6 days		

6352 Details

Immediately available • #6352: ~1166 sq. ft., \$1800/month

Listing Type	Direct	Space Subtype	Warehouse,Manufacturing,Flex,Distribution
RSF	1,166 SF	USF	1,166 SF
Office Available	1,166 SF	Space Available	11/7/25
Dock High Doors	0	Drive-in Doors	0
Parking	4	Rate (Per SF)	\$1.89 / SF / MO
Lease Type	Modified Gross	Lease term	Negotiable
Total Rate (Per SF/MO)	\$2,200	Total Monthly Rent	\$2,200
Days on Market	6 days		

Property Photos (9 photos)

