



## Immediate Access to I-35 & I-435

- 8,840± SF Total Available
- 1,125± SF of Warehouse Space
- 2 Dock-High Doors (1 Active)
- 14' Clear Height

## For more information:

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## Building Specifications

Square Feet Available:	8,840± SF
Office Space:	7,715± SF
Warehouse Space:	1,125± SF
Total Building Square Footage:	39,203± SF
Year Built:	1987
Loading Type:	Rear
Truck Court Depth:	90'
Loading:	2 Dock-High Doors (10'x10') - 1 Active, 1 Covered
Clear Height:	14'
Column Spacing:	30' x 25'
Electrical:	225 amp, 277/480V, 3-phase main service
Lighting:	LED
Parking Ratio:	4.72/1,000 SF
Type of Lease:	Industrial Gross
Offering Rate:	TBD
CAM (2026 Estimates):	\$2.92 PSF

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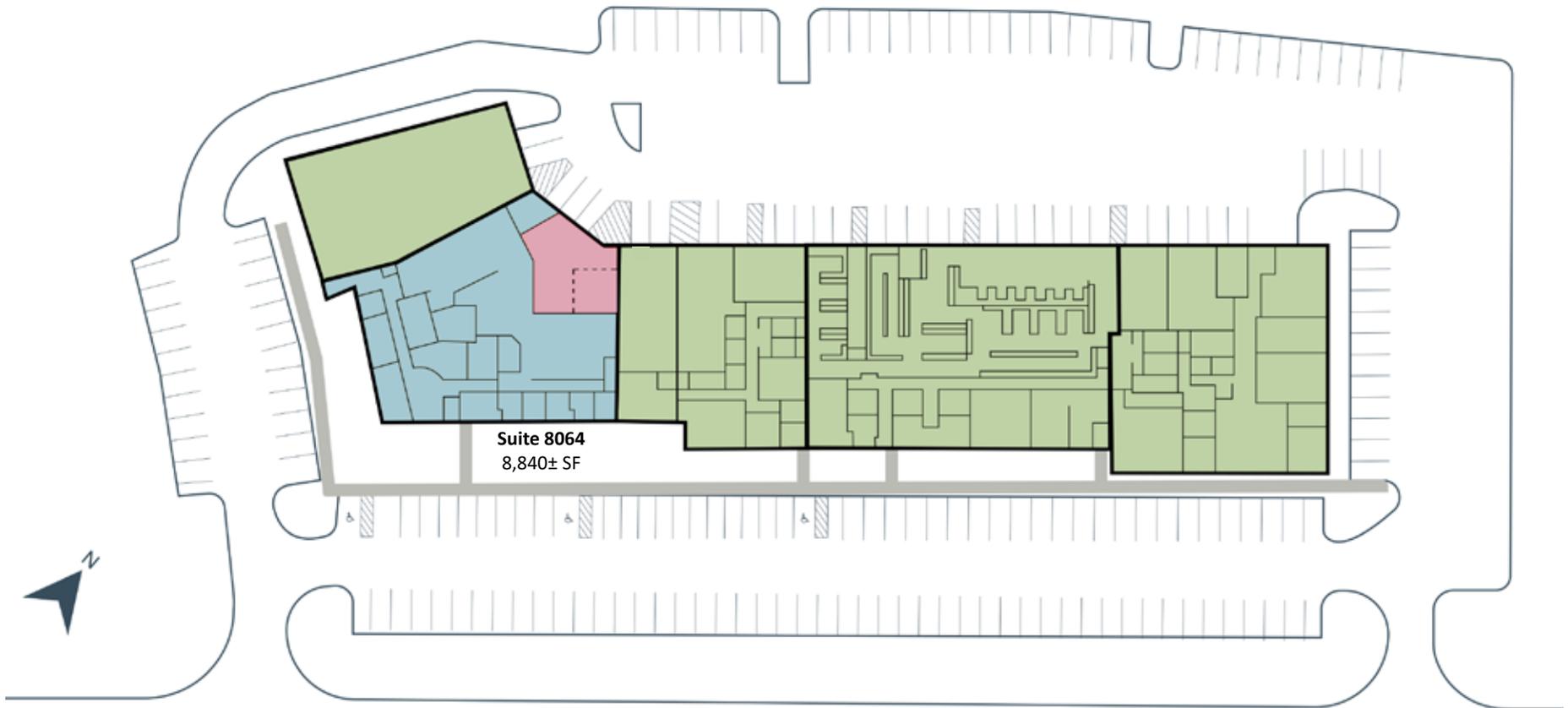


# Westbrook I

8064 Reeder Street, Lenexa, KS 66214

# For Lease

Site Plan



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