



LS COMMERCIAL REAL ESTATE SERVICES, INC.
BROKERAGE • MANAGEMENT

FOR SALE Investment

24,000sf Flex Bldg.

8301 W. 125th St. Overland Park, KS 66213



FEATURES:

- 24,000sf
- Heavy Power
- Custom Office Space
- High Ceilings 24' in Warehouse area
- 3 Docks and Van High Doc Included
- Great Highway Access to I-435 & 69 Hwy.
- Office area with Elevator
- Large Parking Area North and South Side
- 4,000sf Immediately available-Owner User



North View of Building



South view of Building, docks and parking

Sale Details:

- Flexible Move Schedule for Current Tenants, Closing date negotiable, Price Negotiable.

CONTACT



John Smith: smith@lscr.com Scott Chapin schapin@lscr.com
8301 W 125th Street, Suite 210, Overland Park, KS 66213 • 913-681-5888

2nd Floor Photos 4,000sf Finished Office Space



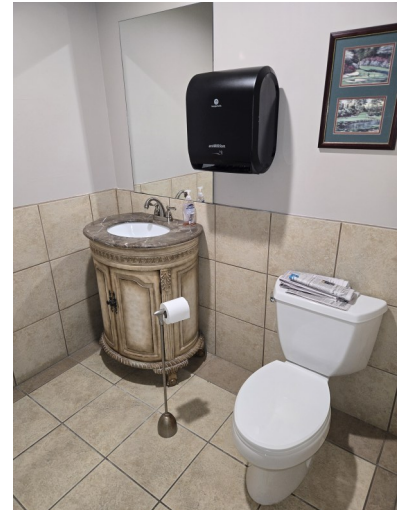
Reception Area



Conference Room



East Hallway 5 offices, RR, Break Area



2nd Floor Break Area and Men & Women's Rest Rooms

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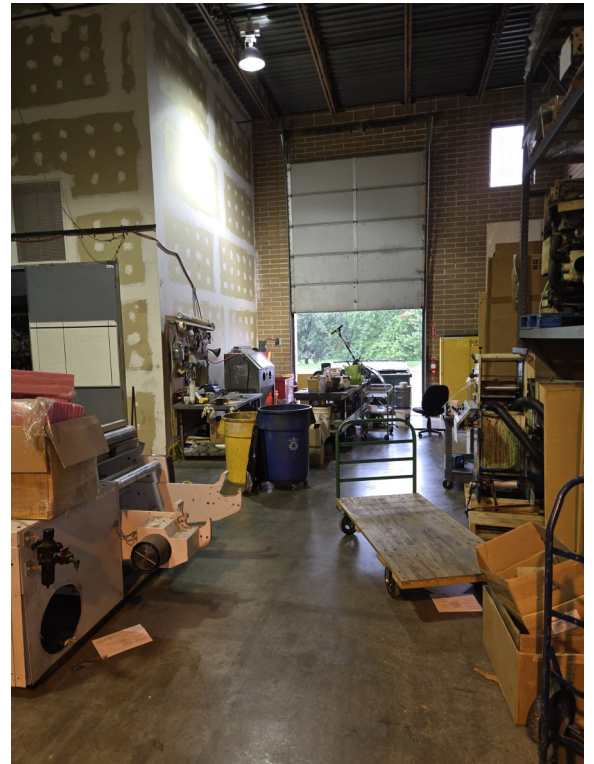


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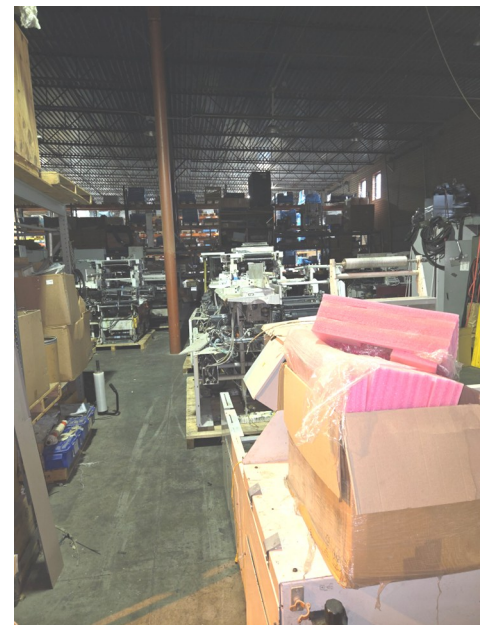
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Suite 110 Showroom



Suite 100 Warehouse



Warehouse Area

Note: Off Market offering

Please do not disturb tenants

Suite 100: 10,000sf Sept 30 , 2027

Suite 110: 10,000sf Oct. 31, 2028

Suite 200: 4,000sf Month to Month