

# SHAWNEE INDUSTRIAL PARK

## Built-To-Suit Industrial/Flex

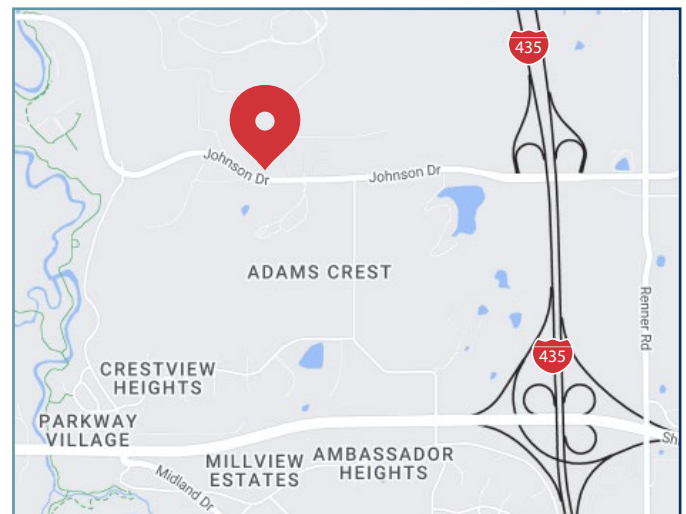
### For Lease

18760 Johnson Drive  
Shawnee, Kansas



#### PROPERTY FEATURES:

- Warm Shell - Ready for Tenant Finish
- State-of-the art light-industrial flex building
- Excellent freeway access
- Attractive exterior and landscaping
- 12'x14' Drive-In Loading Doors
- Offices build-to-suit
- Less than 1-mile from I-435 and Johnson Drive

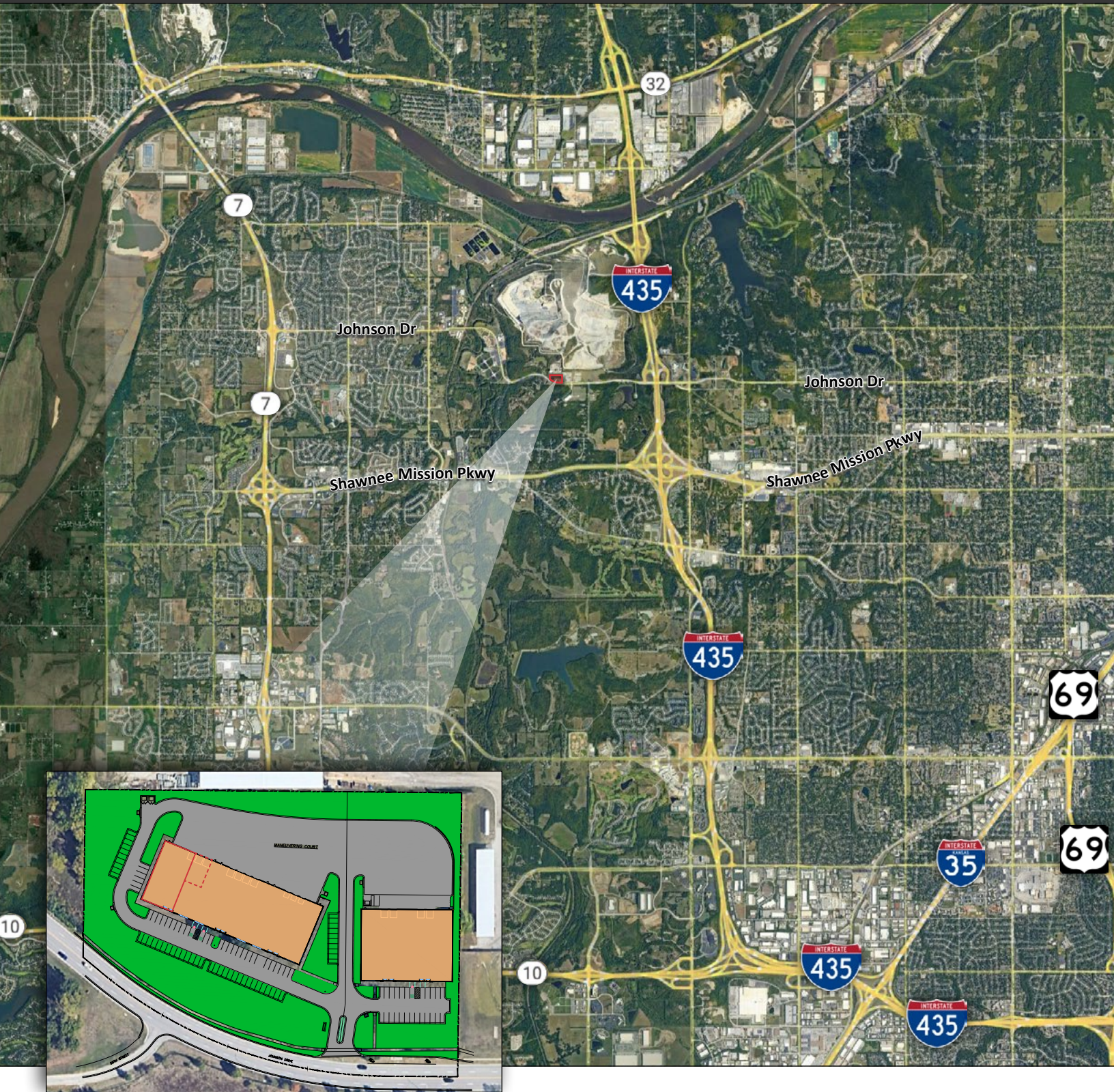


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Shawnee, KS

SITE AERIAL



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SITE PLAN

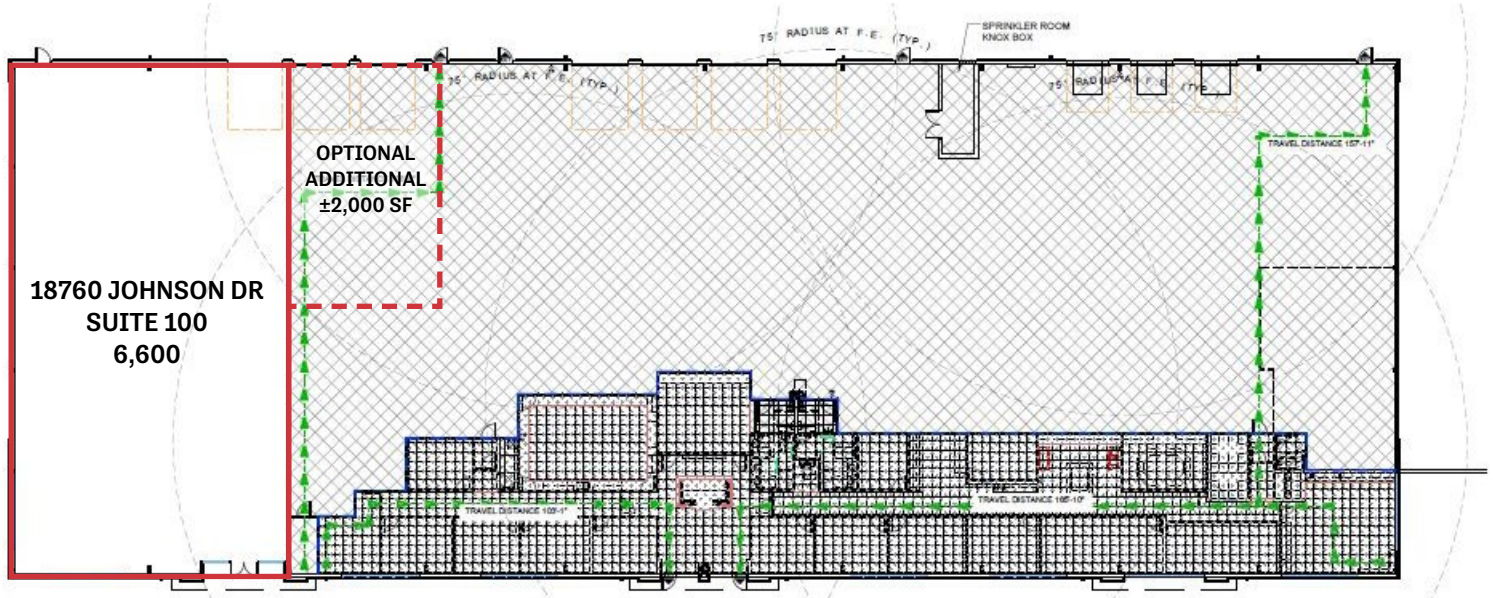


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FLOOR PLAN



## BUILDING & LEASE INFO

Available Space: ±6,600 - 8,600 SF

HVAC: Warehouse Gas Unit Heaters Already Installed

Unit Location: West End Cap

Lighting: LED High-Bay

Office Space: Built-To-Suit

Floor Thickness: 6" Reinforced Slab

Column Spacing: Clear Span

Clear Height: 20' - 27'

Loading: 12'x14' Drive-In Doors with Electric Openers (1 to 3 Available)

Lease Rate: \$13.00/SF NNN

Sprinkler Type: Wet

Net Charges: \$2.50/SF

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PROPERTY PHOTOS

