

# CONTINENTAL BUSINESS PARK

22105-22123 W. 83<sup>RD</sup> STREET, SHAWNEE, KANSAS 66227

**FOR LEASE**

**PRICE: \$9-12 SF + NNN (\$4.32 SF)**

**Highlights:**

- Highly Desirable Johnson County Location
- Professional Office Space (options to lease only office or only warehouse)
- Tour videos available upon request
- Zoning: CH
- Competitive Pricing
- Updated Suites with Ample Parking
- Excellent Highway Access
- Drive-In Loading



**Continental  
SELF STORAGE  
\$125/mo  
(913) 495-5477  
storage@assetmgmtgrp.com**

Building 1	
Available SF	1,500 - 3,000SF
Drive-in Measurements	6'6"x8'
Warehouse Ceiling	10' – 11'
Divisible to	1,500 SF

Building 2-3	
Available SF	3,400 SF
Drive-in Measurements	8'x12'
Warehouse Ceiling	14'

For more information, please contact:

Mike Rivera  
Broker  
913.827.1712  
[mrivera@amg-cr.com](mailto:mrivera@amg-cr.com)

AMG Commercial Realty  
6320 Lamar Ave, Suite 107  
Overland Park, KS 66202  
[www.assetmgmtgrp.com](http://www.assetmgmtgrp.com)

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### Property Features

#### Building 1 :

- Total Building Size: 30,000 SF
- Clear Height: 9'
- Loading: 8' Drive-In Doors
- Warehouse Ceiling Height: 9'7"
- Roof: Metal
- Parking: 64 Striped Spaces in Front
- Year Built: 2002
- Land Area: 2.38 AC
- Updated Interiors
- 25,000 +/- SF of Paved Outdoor Storage units behind Building 1 that allows for additional storage

#### Building 2 & 3:

- Total Building Size: 27,200 SF
- Clear Height: 14'
- Loading: 12' Drive-In Doors
- Roof: Metal
- Parking: 87 Spaces
- Land Area: 3.04 AC
- Year Built: 2008



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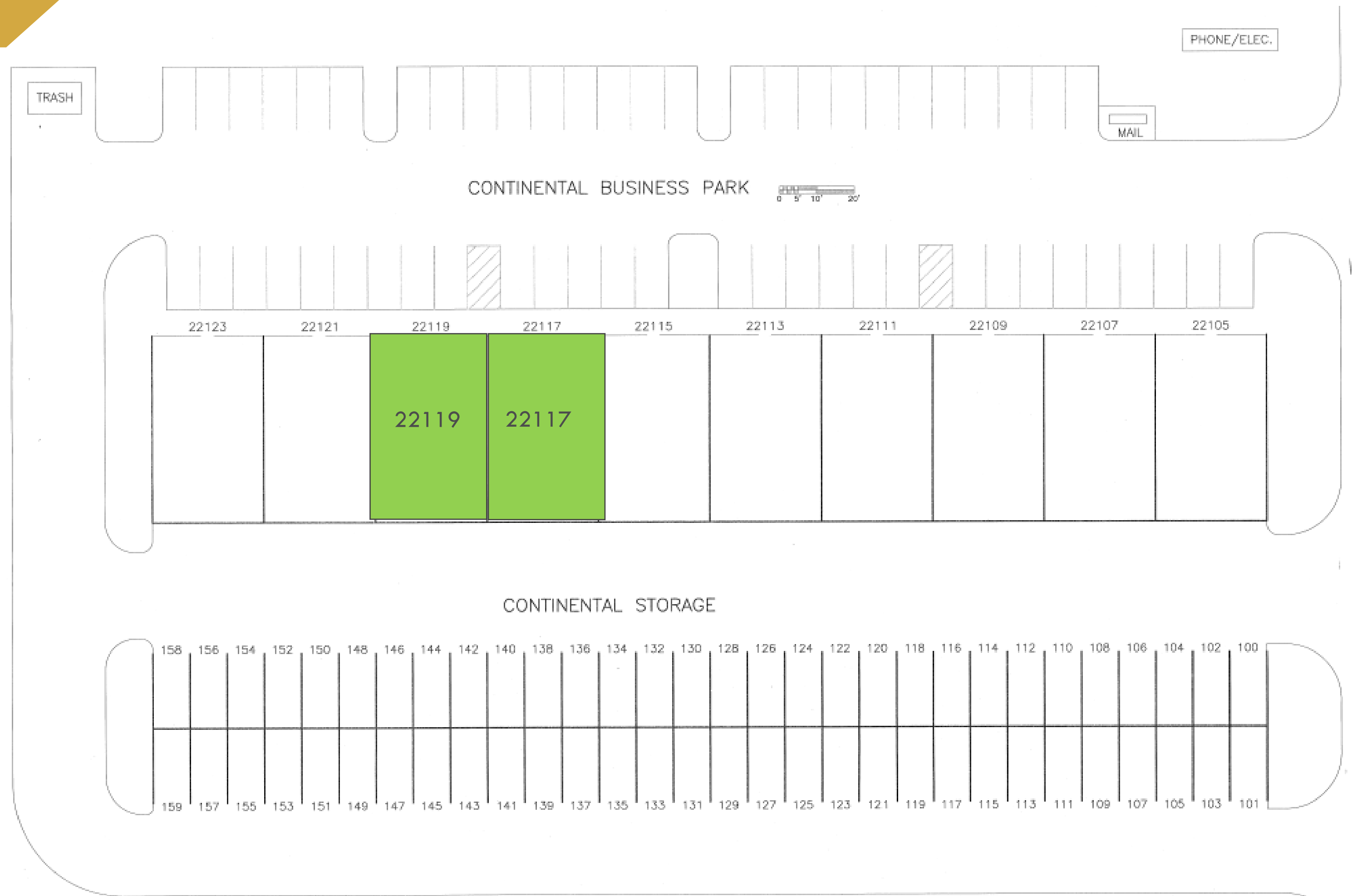
22105-22123 W. 83<sup>RD</sup> STREET, SHAWNEE, KANSAS 66227

## FOR LEASE

### Building 1

Suite Availability

-  = Lower Level Only  
3000 SF of Warehouse
-  = Upper and Lower  
Available Now 3000SF



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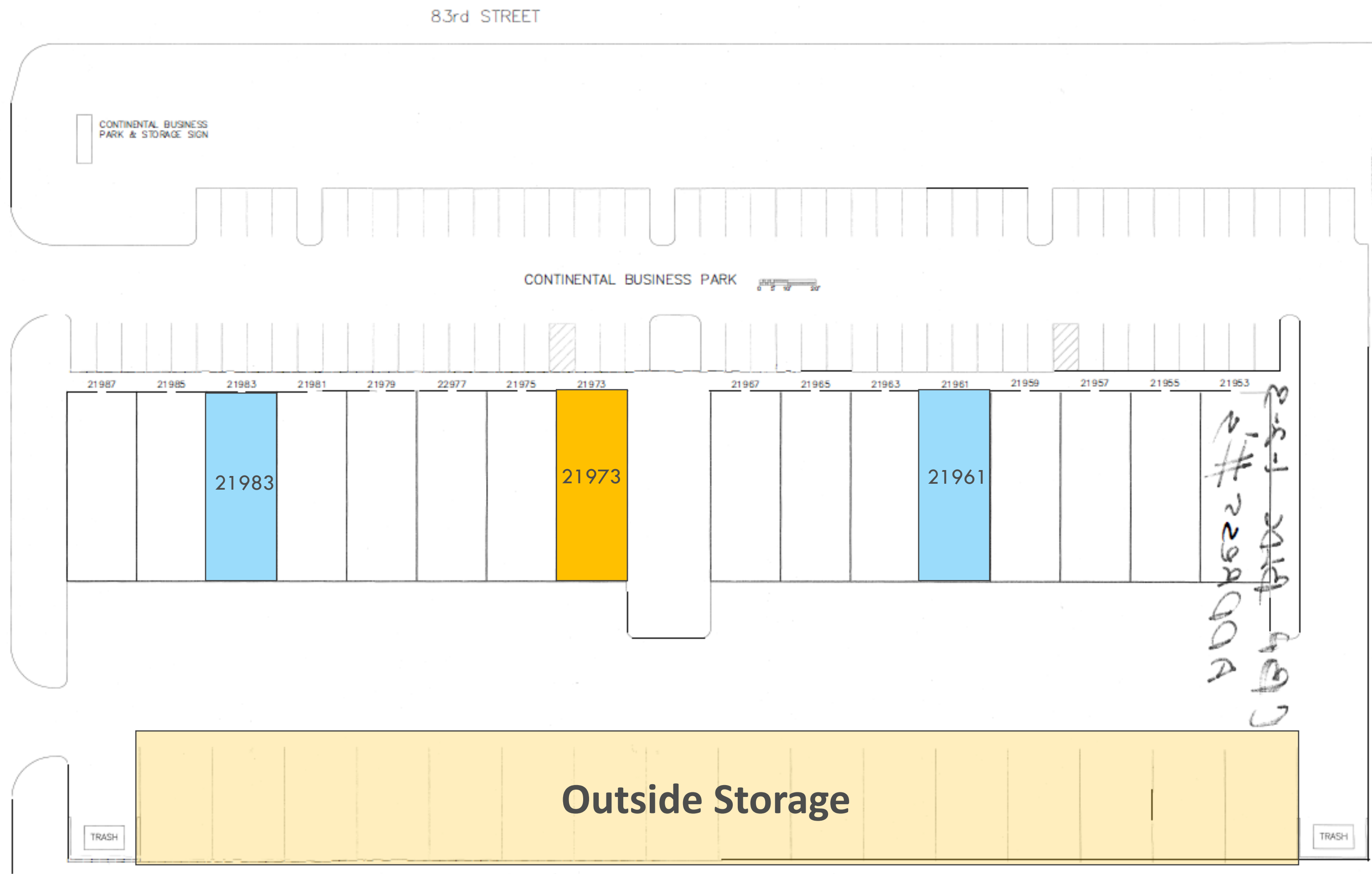
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## FOR LEASE

### Building 2

Suite Availability

- = Upper Level Only  
1700 SF Office
- = Upper and Lower  
Available Now 3400SF



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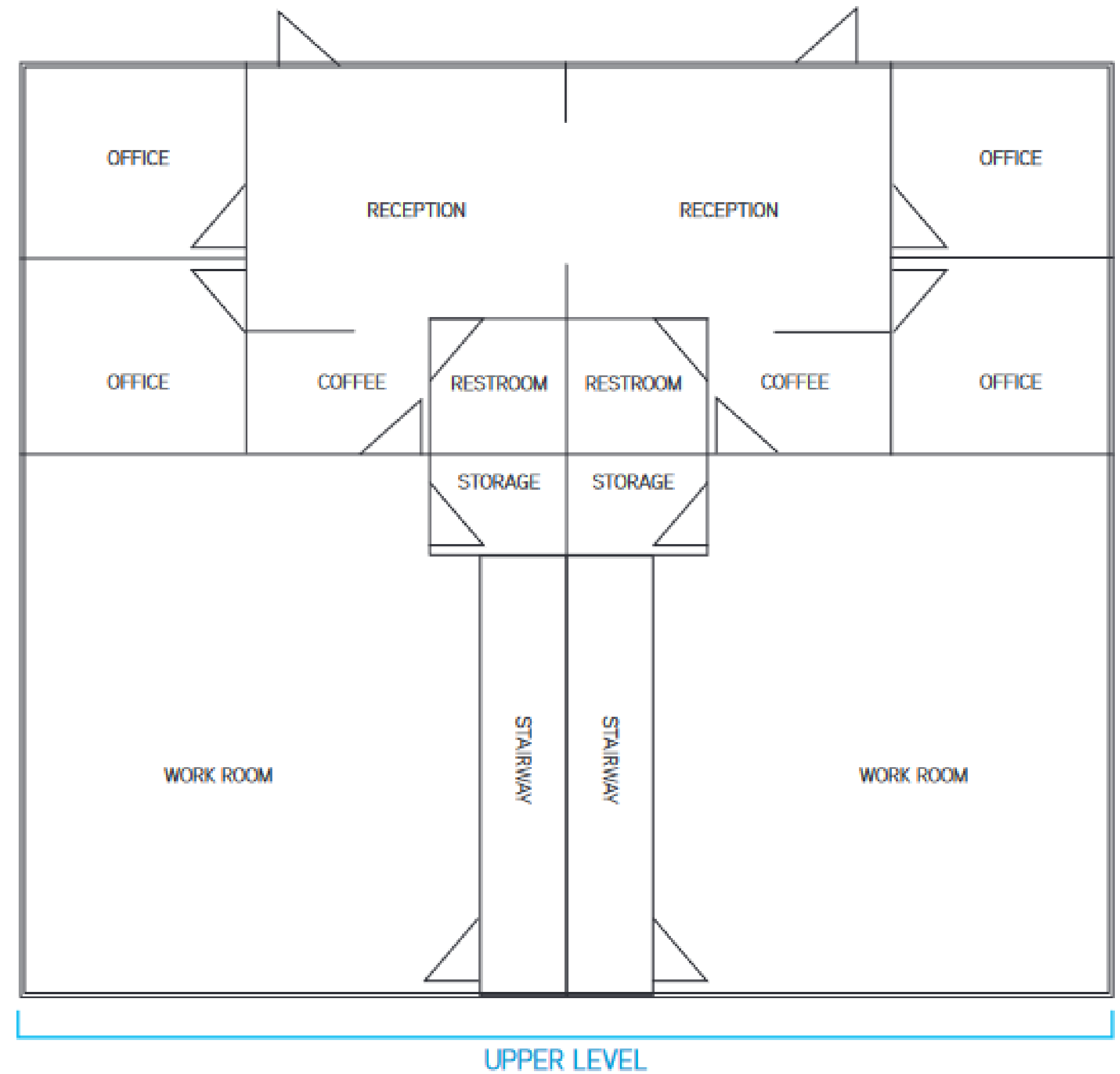
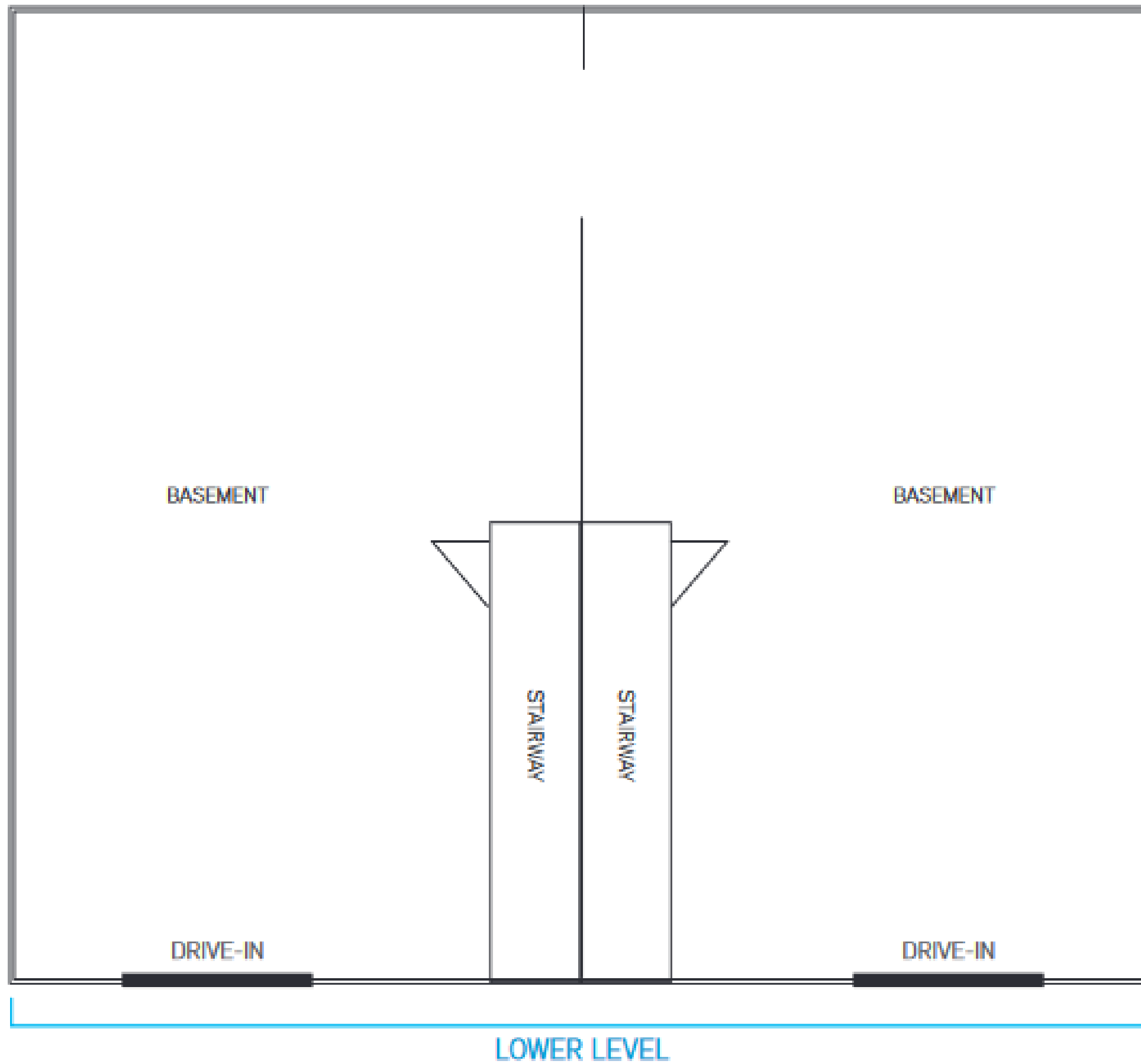
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**Suite 22117 & 22119**



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