

FOR SALE

100% Leased to Four Tenants 10,155 SF Flex Warehouse

7420-7468 W. 162nd Terr. Overland Park, KS



Pat Murfey Kevin Tubbesing

7021 Johnson Drive Shawnee Mission, KS 66202 913.562.5600

KCEvergreen.com

- Blue Valley Business Center
- 69 Hwy Access via 167th Street
- 8 Drive-In Doors
- Metal Building & Brick Facade
 - Extra Paved Yard Area

Site Aerial



Located 7.5 minutes south of I-435 on Metcalf Ave., Blue Valley Business Center is a 94 acre mixed-use, campus style business park in south Overland Park. It's heavily landscaped with large green areas, street planters, water features, earth berms and hedges.

This 10,122 square foot flex warehouse offers drive-in loading, high ceilings and heavy power. The site features additional land for parking and / outside storage in this convenient industrial business setting.

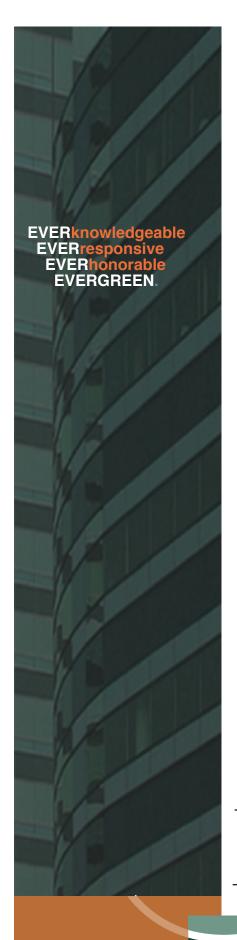
Property spaces are summarized as follows:

- Spaces A & B are 7420 & 7428 W. 162nd Terr. They are comprised of two 1,200 sq ft spaces leased to Musician's Studio. These combined spaces feature two storefront entry doors, a 10' x 12' drive-in door and a secured 10' x 10' drive-in opening.
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 Space C, 7436 W. 162nd, is a 1,755 sq ft space leased to Union Broadcasting. This space offers an individual entry door and one 10' x 10' drive-in door.

 This space one
- Spaces D 7444 W. 162nd Terr. is a 1,200 sq ft spaces leased to Heartland Controls. This space one storefront door accessing very nice, clean offices. The warehouse area is accessed by one 10' x 12'.
- Spaces E & F, 7460 & 7476 W. 162nd Terr. are comprised of four 1,200 sq ft spaces for a total of 4,800 sq ft leased to Sporting Up. These spaces feature four storefront doors accessing very nice, clean offices. The warehouse areas are accessed by one 10' x 12' and three 10' x 10' drive-in doors.

Spaces have individual electric and das meters.



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Property Features		
Building Size in SF	10,155	
Building Dimensions	60' x 75'	
Total Acres	0.52	
Year Built	2000	
Construction Material	Metal	
Roof	Metal	
Clear Height in Feet	20'	
Column Spacing	Clear Span in 20' x 60' Spaces	
Loading1	Six 10' x 10' Drive-In Doors	
Loading2	Two 10' x 12' Drive-in Doors	
Loading3		

Building Systems		
Sprinkler	NA	
Floor Drains	NA	
HVAC	Gas Fired Radiant Heat at Warehouse	
Lighting	Fluorescent	
Electrical	200 Amp / 270 Volt / 3 Phase	
	Site	
D. J.	04 Stringd / Ample Mare on Site	

Parking	24 Striped / Ample More on Site
Zoning	PRB-3J - Planned Urban Retail Business
Floodplain	NA
Access	167th St. Via 69 Hwy.

	Pricing
Lease Type Gross and/or Sale Price \$1,015,000	Space Information: Size (sf) Rate Warehouse Office
7420-7468 W. 162nd Terr. Overland Park KS 66085 County: Johnson	Taxes:

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

Contact your Broker/Agent at Evergreen for more information

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