



# 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  
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**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



## Location 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.
- 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.
- 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 gas 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

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	Space Information:	<u>Size (sf)</u>	<u>Rate</u>
	and/or	Warehouse		
Sale Price	\$1,015,000	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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