



AREA
REAL ESTATE ADVISORS

FOR SALE OR LEASE

15,000 SF OWNER-USER OPPORTUNITY

FLEX/INDUSTRIAL BUILDING WITH COVERED OUTDOOR STORAGE

912-922 E WARREN ST • GARDNER, KS

PROPERTY HIGHLIGHTS



A rare 15,000 SF industrial flex building with +/-27,000 SF of outdoor storage. Perfect owner-user investment with the ability for space requirements ranging from 2,500 SF to 15,000 SF. Positioned in an area poised for future development.

ADDRESS:

912-922 E WARREN STREET
GARDNER, KS

BUILDING SIZE:

15,000 SF OFFICE
+/- 27,000 SF OF OUTDOOR
STORAGE (7,000 SF COVERED)

LAND AREA:

1.92 ACRES

YEAR BUILT:

2019

SALE PRICE:

\$2,450,000.000 (\$163.30 PSF)

LEASE RATE:

\$10.00 PSF

BUILDING TYPE:

PEMB - STRUCTURAL STEEL FRAME

ZONING:

M-2

PARKING IN FRONT:

44 SPACES

LOADING:

6, 12x14 DRIVE-IN DOORS

CLEARANCE:

± 20'

POWER:

120 AMP / 208 VOLT / 3-PHASE / 4-WIRE

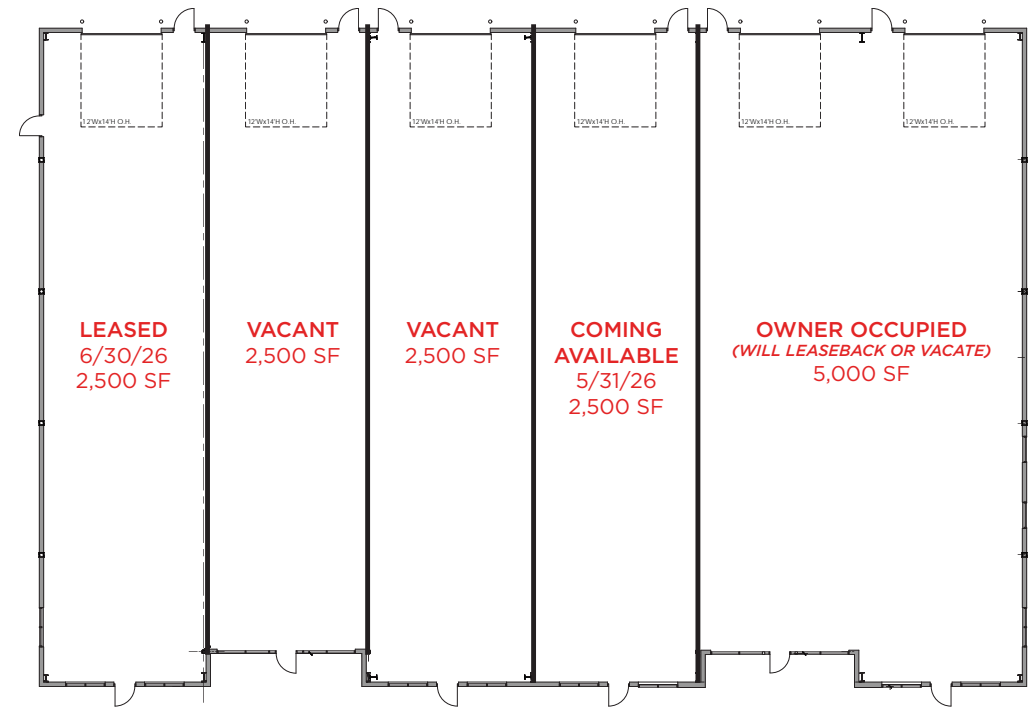
ROOF:

STANDING SEAM METAL, R-36 INSULATION,
INSTALLED IN 2019

COLUMN SPACING:

25'

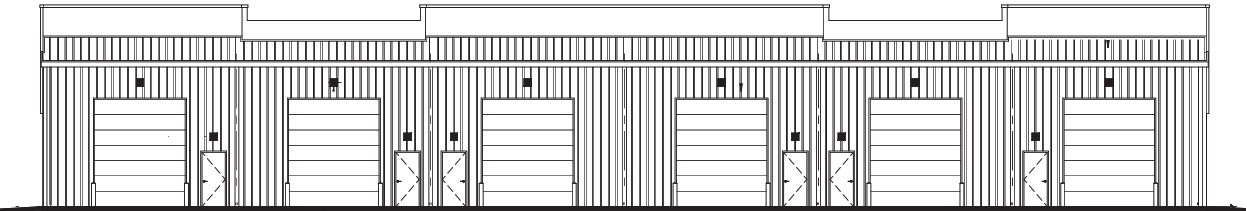
FLOOR PLAN & ELEVATIONS



SOUTH ELEVATION



NORTH ELEVATION



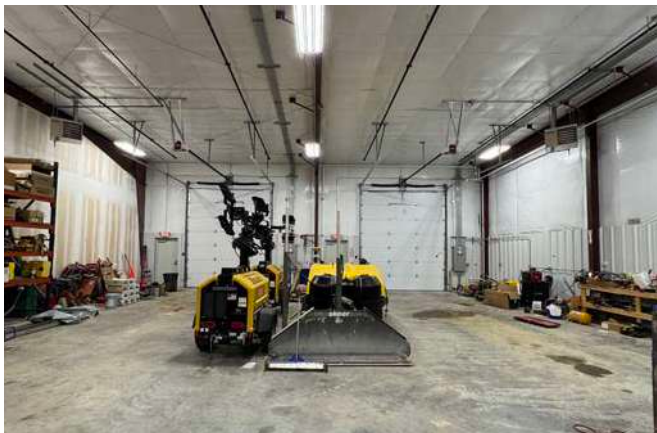
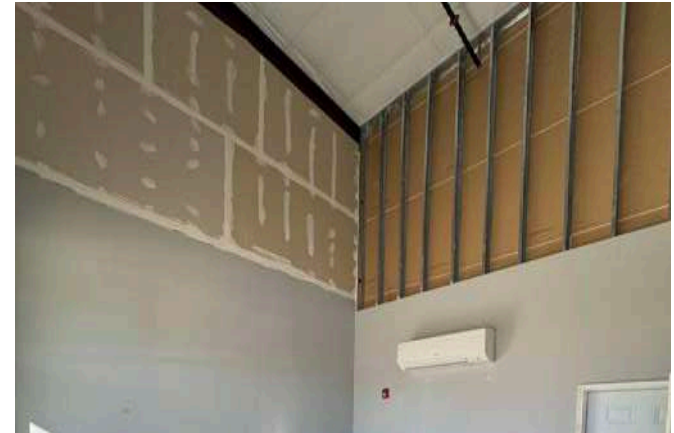
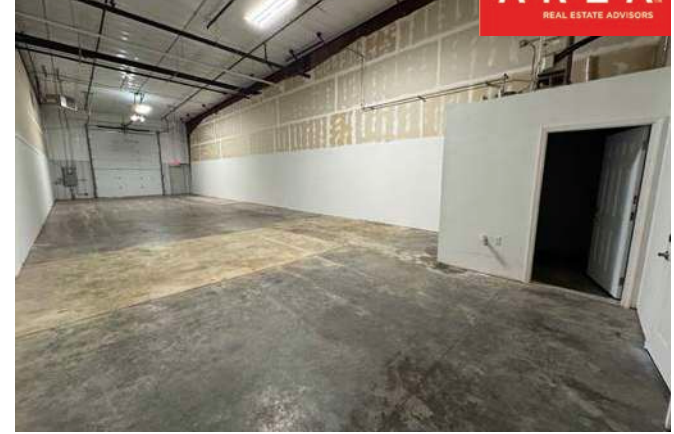
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EXTERIOR PHOTOS



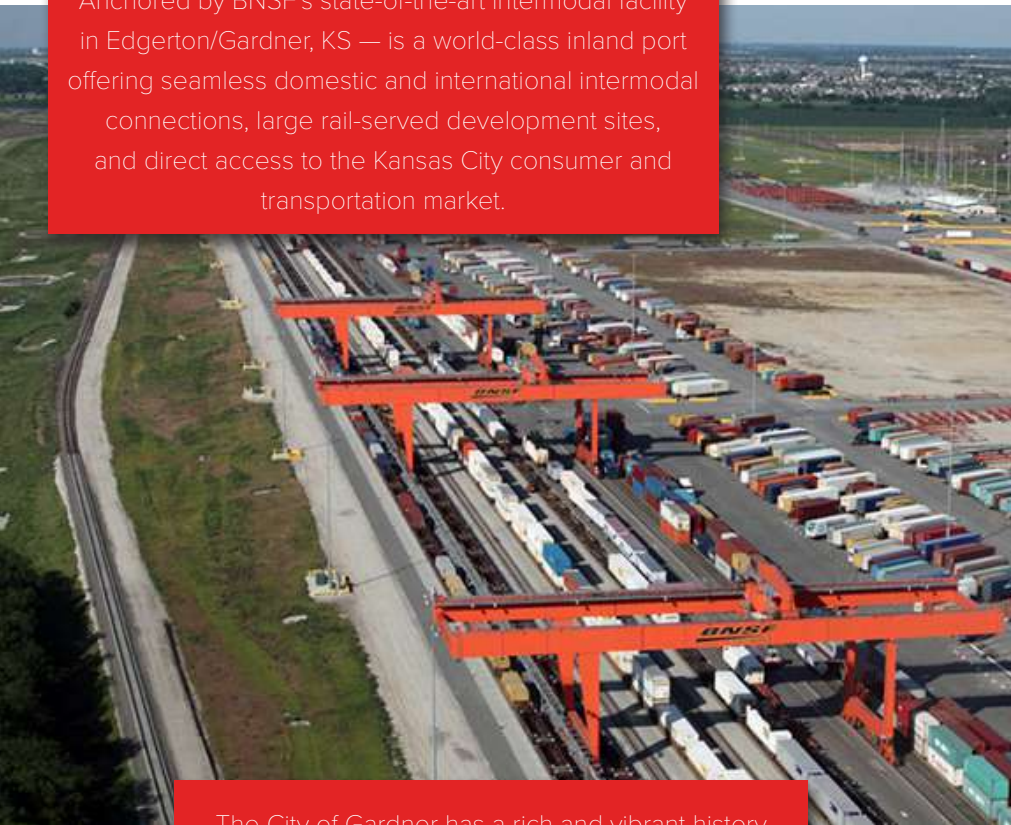
INTERIOR PHOTOS

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GARDNER, KS

Anchored by BNSF's state-of-the-art intermodal facility in Edgerton/Gardner, KS — is a world-class inland port offering seamless domestic and international intermodal connections, large rail-served development sites, and direct access to the Kansas City consumer and transportation market.



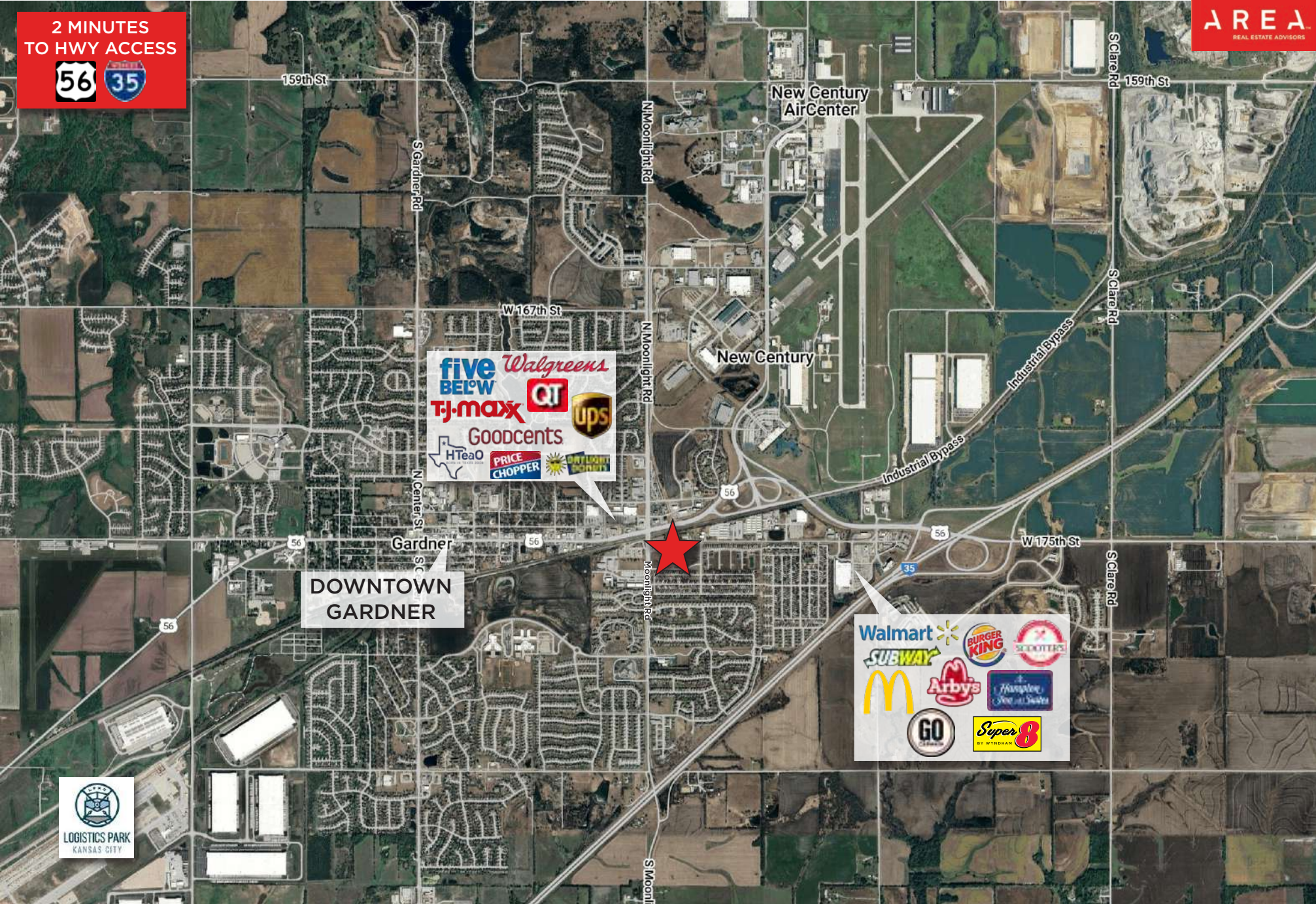
The City of Gardner has a rich and vibrant history with many local attractions in the downtown district and throughout the City. There is an abundant amount of local attractions, which are 20 or more miles outside of City limits.

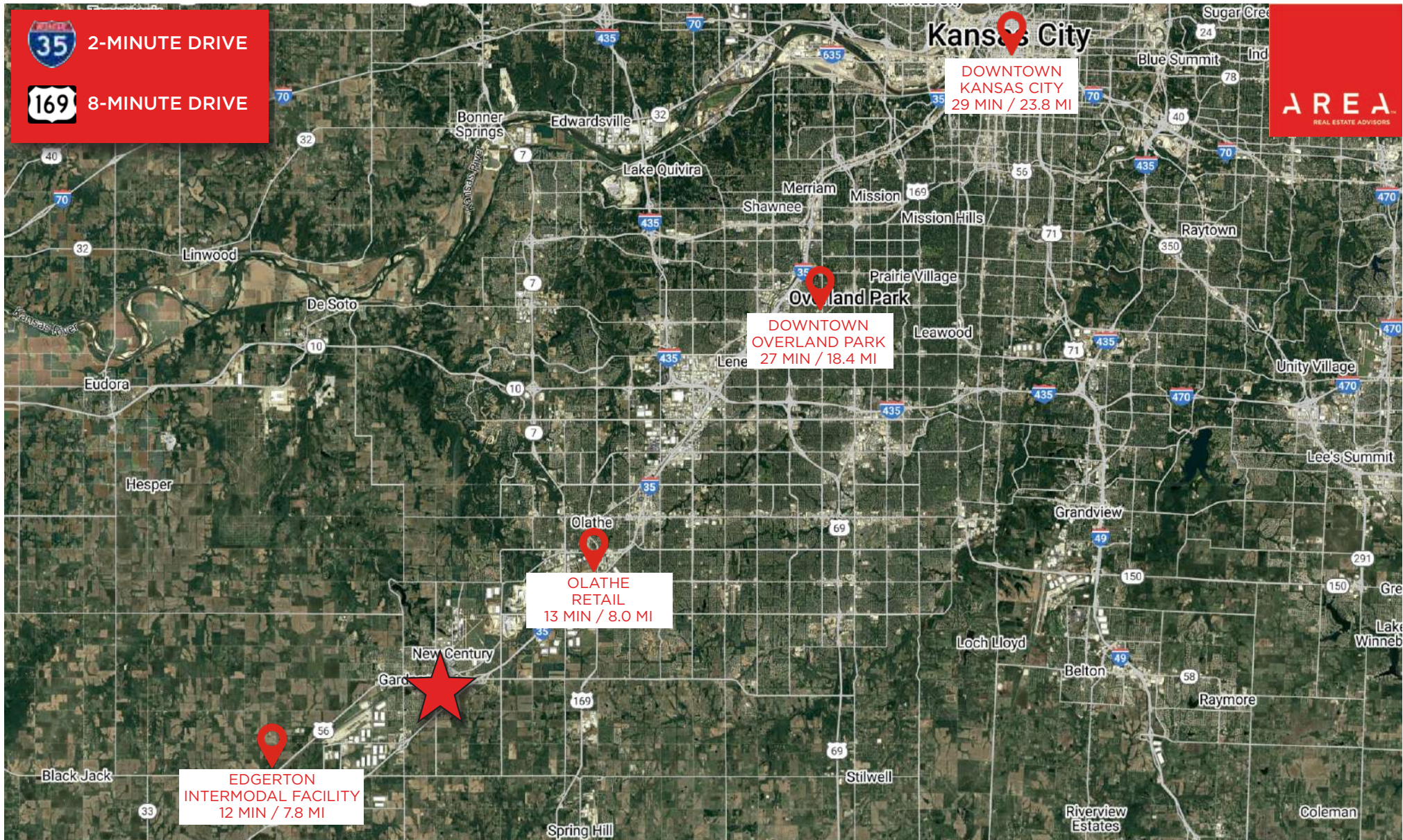


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A little over 30 minutes south of Kansas City sits Gardner, Kansas- one of the fastest-growing cities in the metro. About 25,378 people call Gardner home, and in 2024, it was named the fastest-growing city in the metro for cities with populations of at least 20,000. The most recent data from the U.S. Census Bureau show from April 1, 2020, to July 1, 2023, Gardner's population grew by 8.8%. It's also considered the 6th safest city in Kansas for 2024 by Safewise. But while the population continues to rise, the city's leaders are clear — they're not growing for the sake of growth, they're developing opportunities with intention.

AERIAL VIEW





MORE INFORMATION

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