

INLAND XXXI

31800 W. 196th Street
EDGERTON, KANSAS 66021

est. 1879

KH

KESSINGER HUNTER
commercial real estate

104,000-156,401 SF | FOR SUBLEASE



FEATURES

- Lease Rate \$6.95 PSF Gross
- Sublease term through 12/2032
- Available July 1, 2025
- Heavy power | 8,000 Amp | 480V
- 16,500± SF of office space
- ESFR sprinklers
- 32' clear height
- Gated truck court
- 5 dock-high doors with pit levelers
- 1 drive-in door
- Easy access to I-35 & Highway 56



FOR MORE INFORMATION, PLEASE CONTACT:

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KESSINGER HUNTER & COMPANY, LC

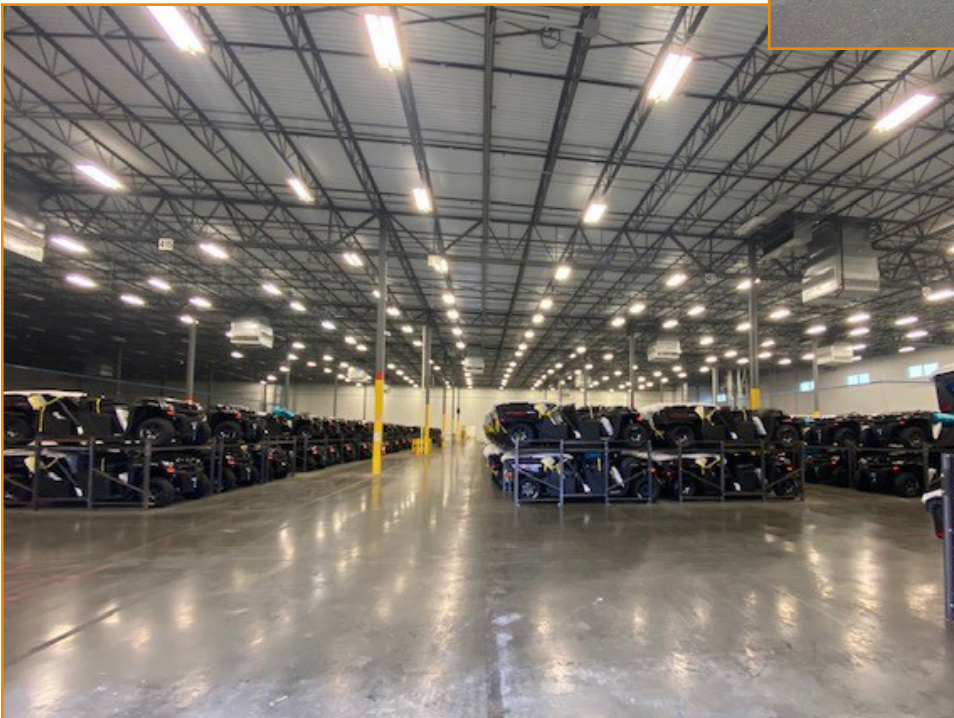
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
(816) 842-2690
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CLASS A

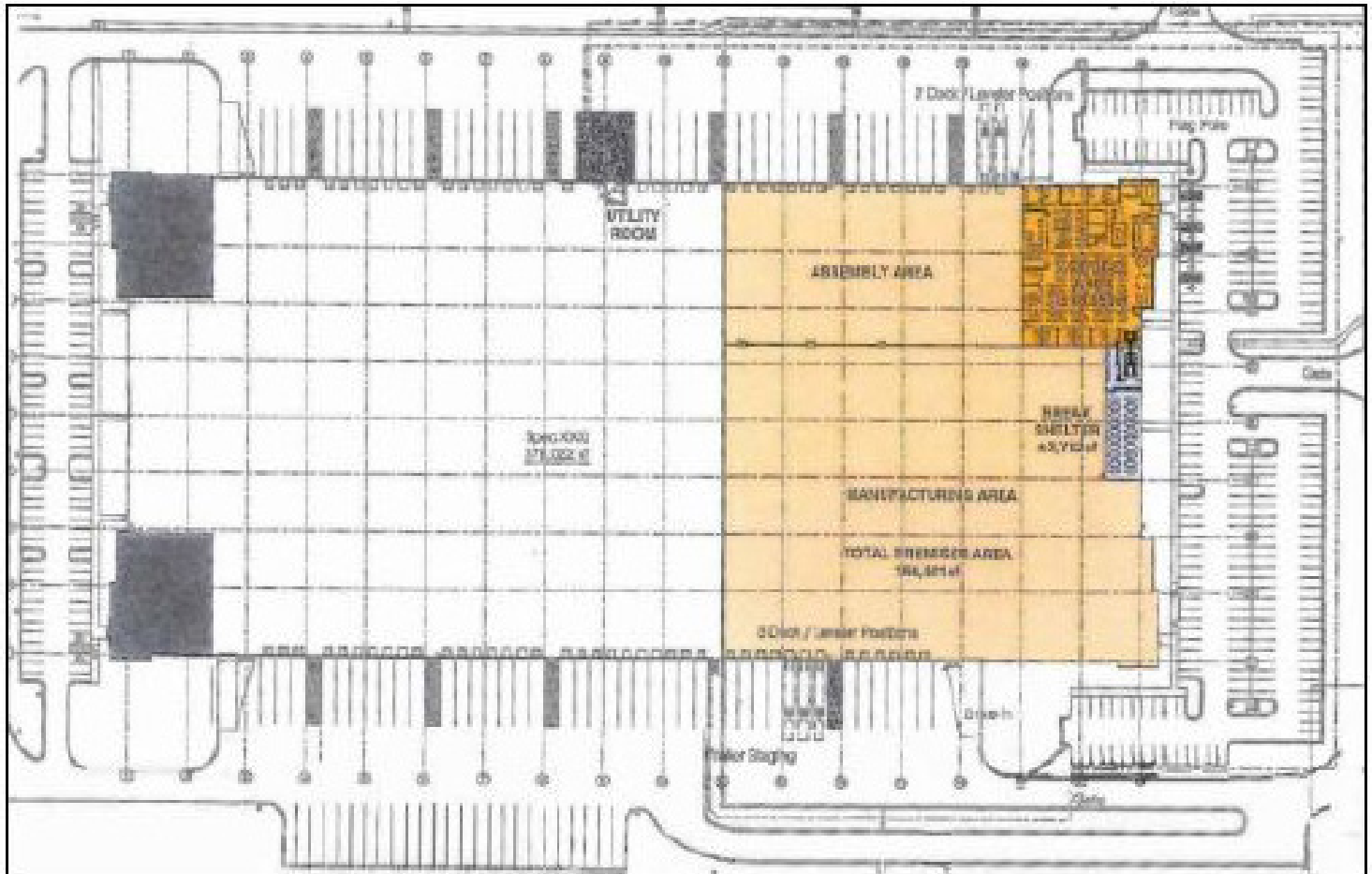
INLAND XXXI

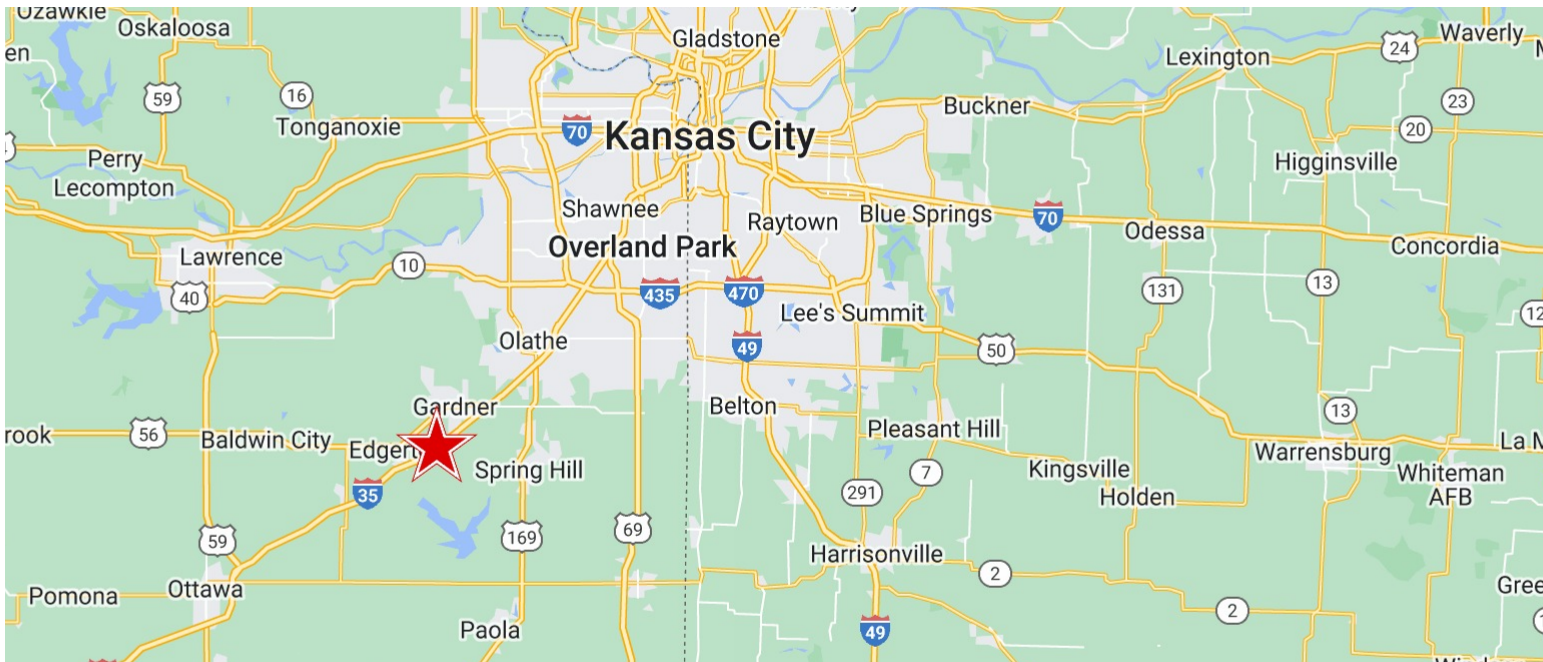


EDGERTON

104,000-156,401± SF

Including Office Space of 16,500± SF





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