

FOR SALE/LEASE



12K SF FLEX/INDUSTRIAL BUILDING

9724 Legler Road | Lenexa, KS 66219



PROPERTY FEATURES

- 12,915 SF flex/industrial building on 1.16 acre lot
- 1 Dock high, 1 Drive-in loading door
- Full HVAC throughout the building
- ±15' clear height
- Zoned BP2
- Sale price reduced: \$2,001,825 (\$155/SF)
- Lease rate: \$14/SF + CAM



TODD WELTNER

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Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204



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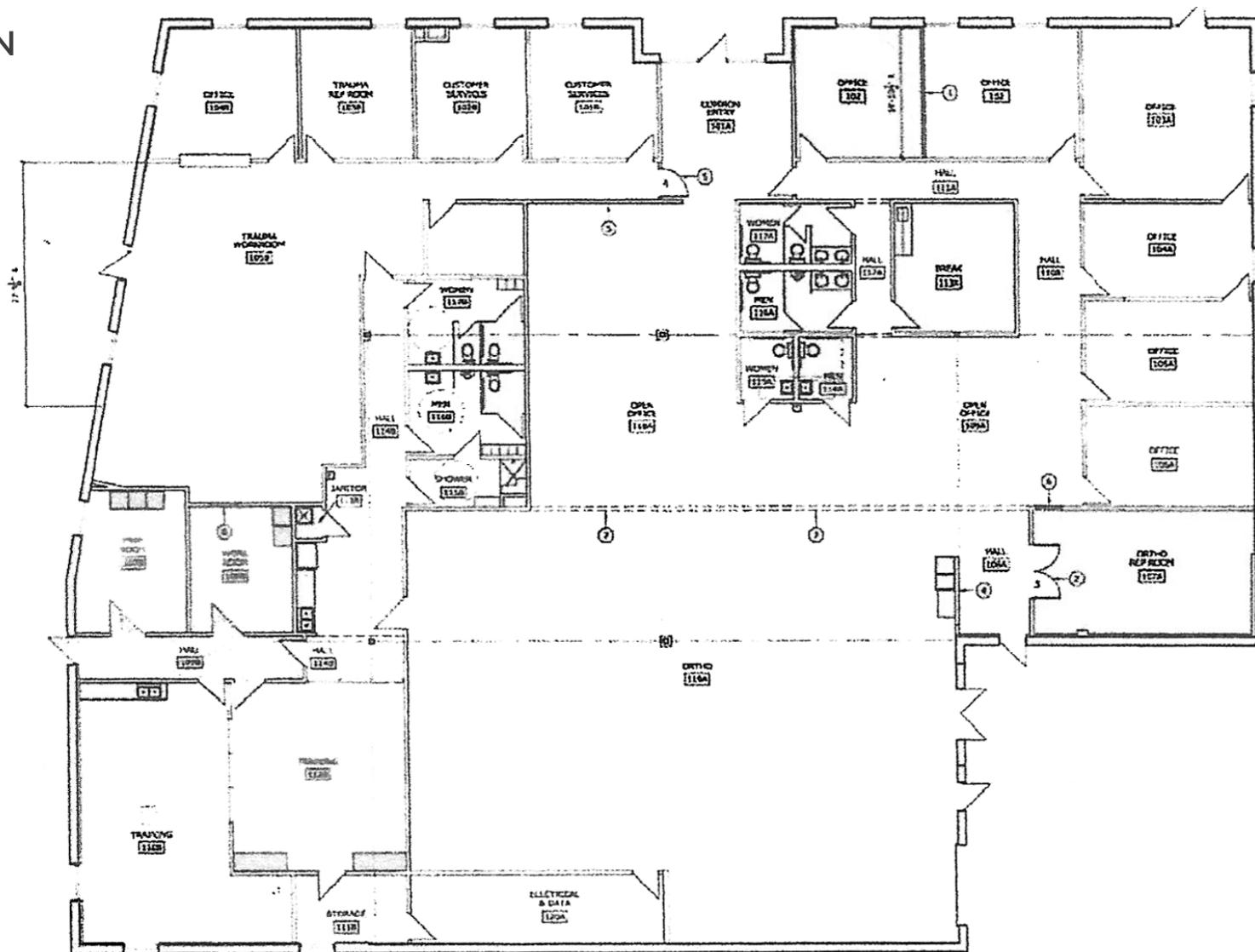
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FLOOR PLAN



The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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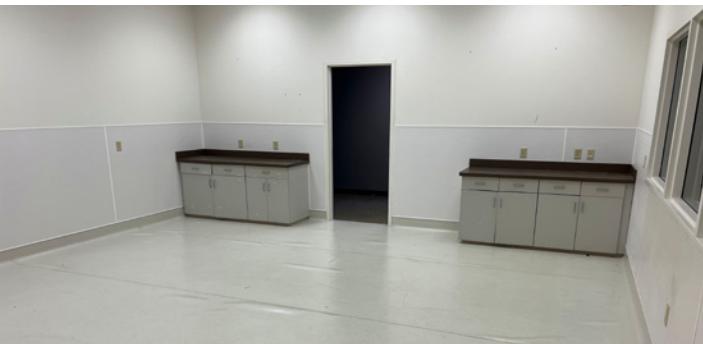


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INTERIOR WAREHOUSE/LOADING



NORTH SIDE ENTRANCES



DOCK HIGH LOADING

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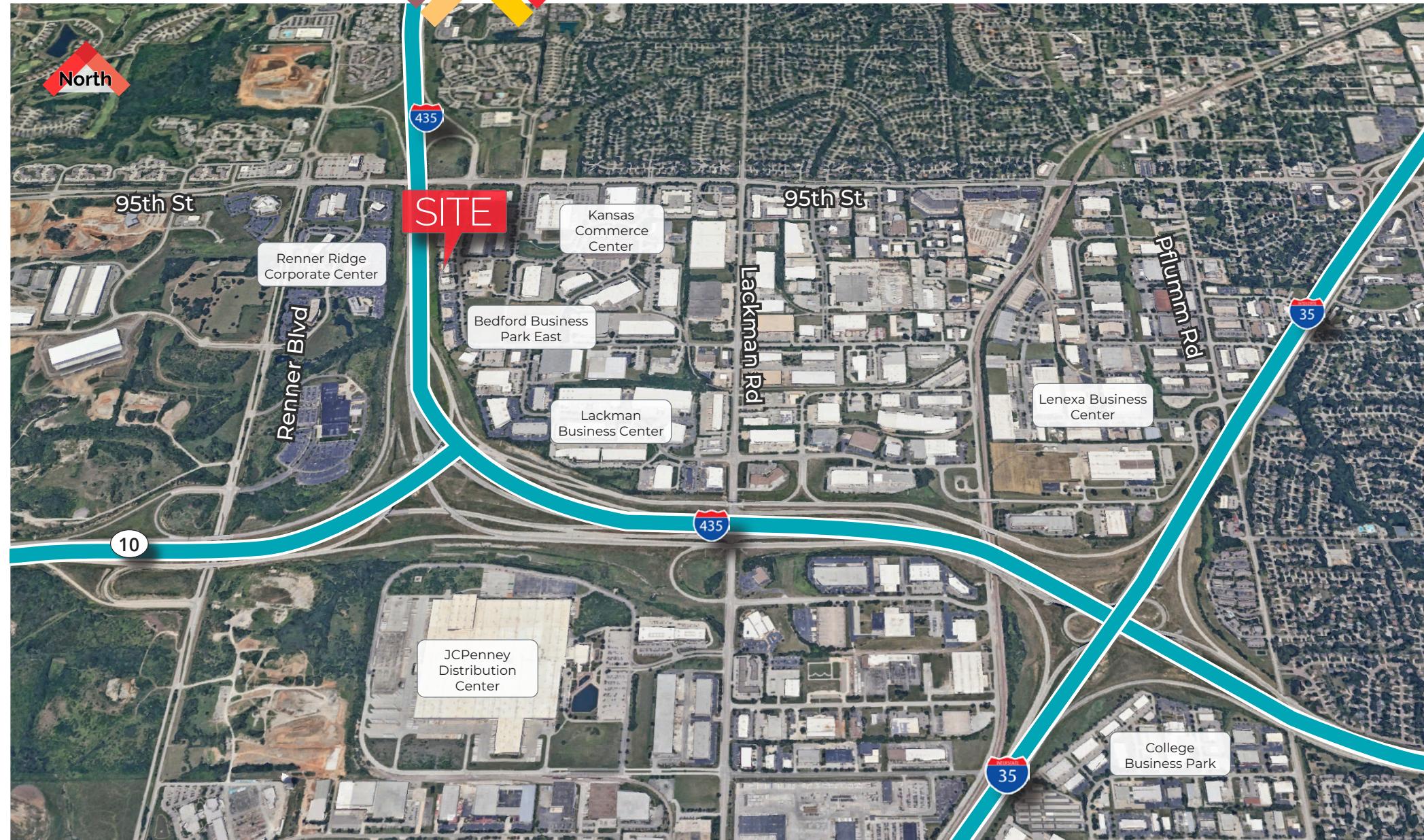


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