

9111 Quivira Road

Overland Park, Kansas 66214

For Lease

## 28,365 ± Single Tenant Showroom - Warehouse



### Heart of Overland Park

- Near Oak Park Mall/95th & I-35 and 95th & US 69 highway interchanges
- 26' clear
- 3 dock high loading (North side) - Can add more docks/drive-in
- 4,240 office/showroom
- Abundant Automobile Parking
- Excellent Signage on building and monument/pole
- Concrete mezzanine for additional storage

### For more information:

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## Building Specifications

Building Square Feet:	28,365 SF – unfinished concrete mezzanine above offices		
Construction:	Precast concrete exterior with bronze-anodized glass windows		
Office Space:	4,340 SF		
Column Spacing:	52’ x 61’.		
Ceiling Height:	26’		
Roof:	Standing seam roof		
Floors:	10” concrete reinforced		
Sprinkler Type:	Wet system of 0.2 gpm over most remote 1,600’ ordinary hazard group 2. Over 12’ height racking requires In-Rack sprinklers. Current tenant uses in-rack sprinklers		
Warehouse Lighting:	High bay metal-halide with approximately 50 c.p. with narrow aisles configuration		
HVAC:	Split HVAC system in office areas, forced gas unit heaters in the warehouse and RTU air-conditioned warehouse with 2 ventilator fans		
Electric Service:	277/480V, 2000A, 3 Phase		
Loading Doors:	3 dock-high doors with levelers, 2 with trailer locks. Potential for drive-in on south or north side and additional loading dock(s) on north side		
Year Built:	2000		
NET Charges: (2022 Est.)	TAX:	\$1.98 PSF	
	CAM:	\$1.30 PSF	
	<u>INS:</u>	<u>\$0.16 PSF</u>	
	Total:	\$3.44 PSF	
Parking:	128 ± cars		
Zoning:	M-1 zoning; 10% of the floor area can be dedicated to retail.		

## Building Specifications

Comments:

Excellent location with high visibility on Quivira Road in the heart of Overland Park. Access to I-35, US 69 and I-435 is quick and easy. Building is in great condition.

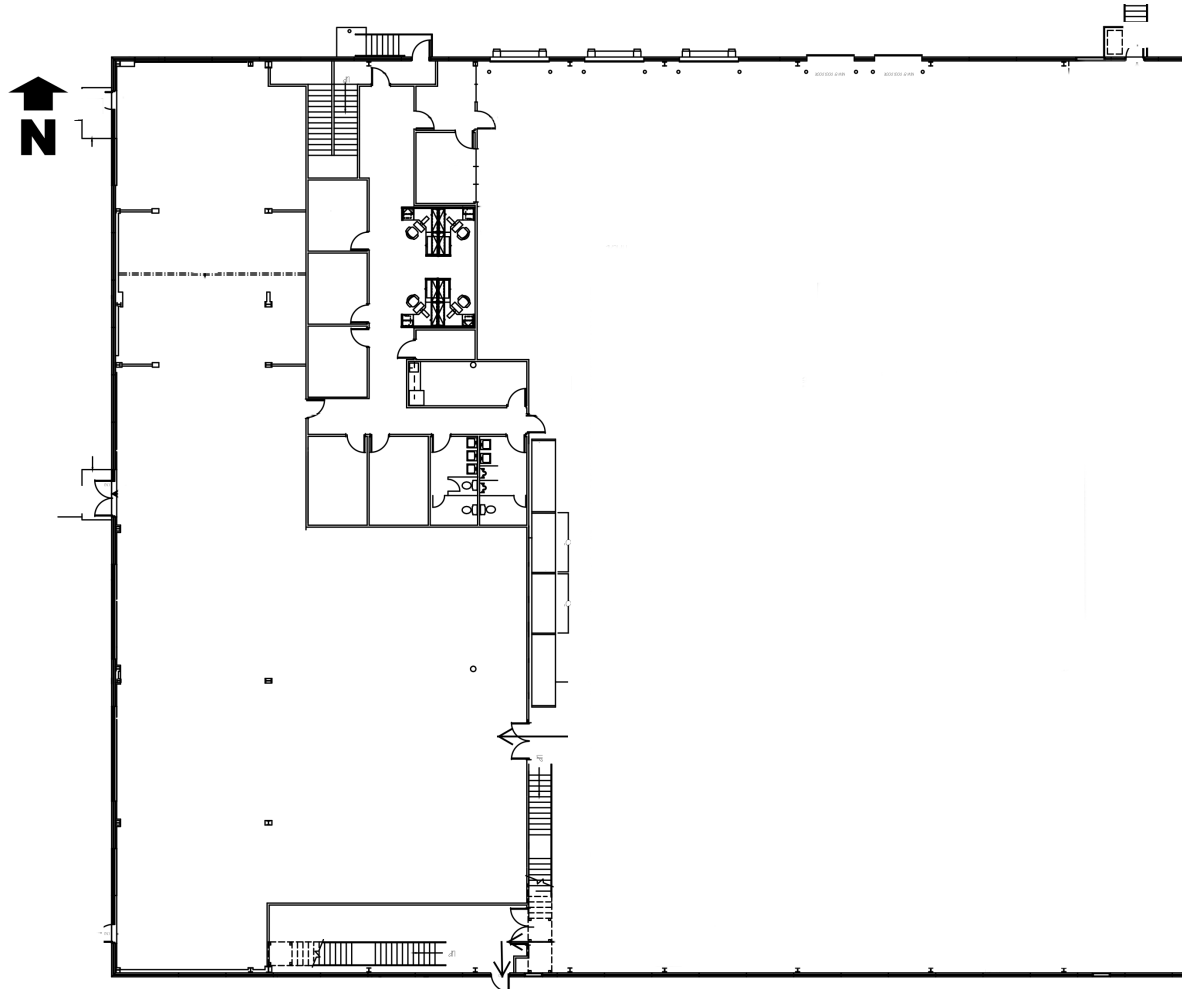
Signage:

Existing Monument/pole and building fascia signage

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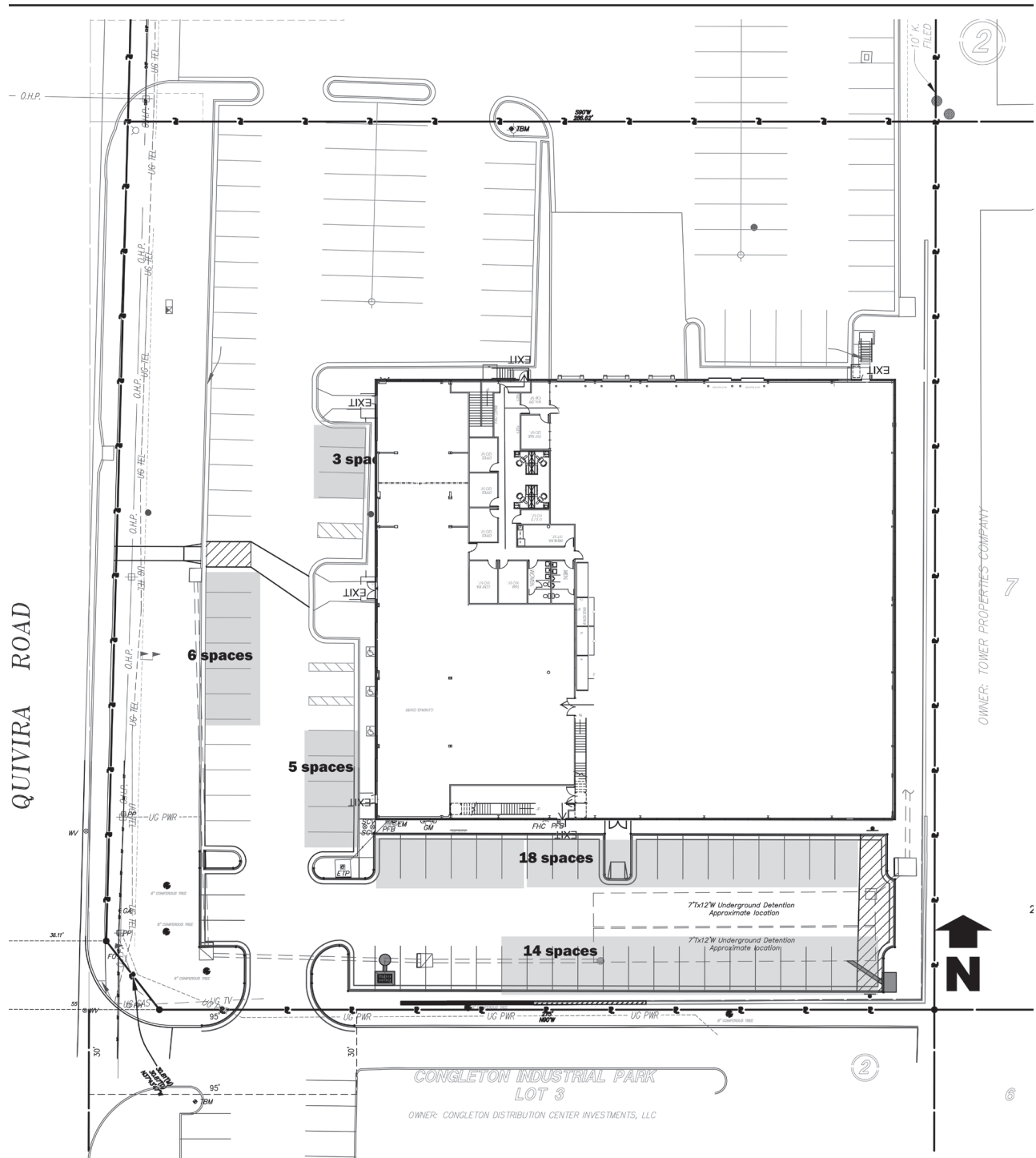
First Floor Floor Plan



\*Mezzanine Above Office/Showroom



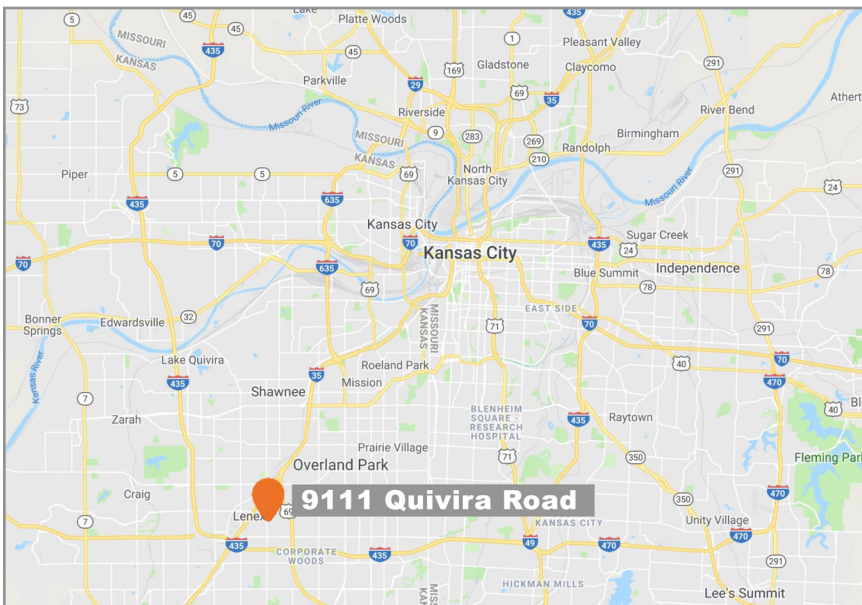
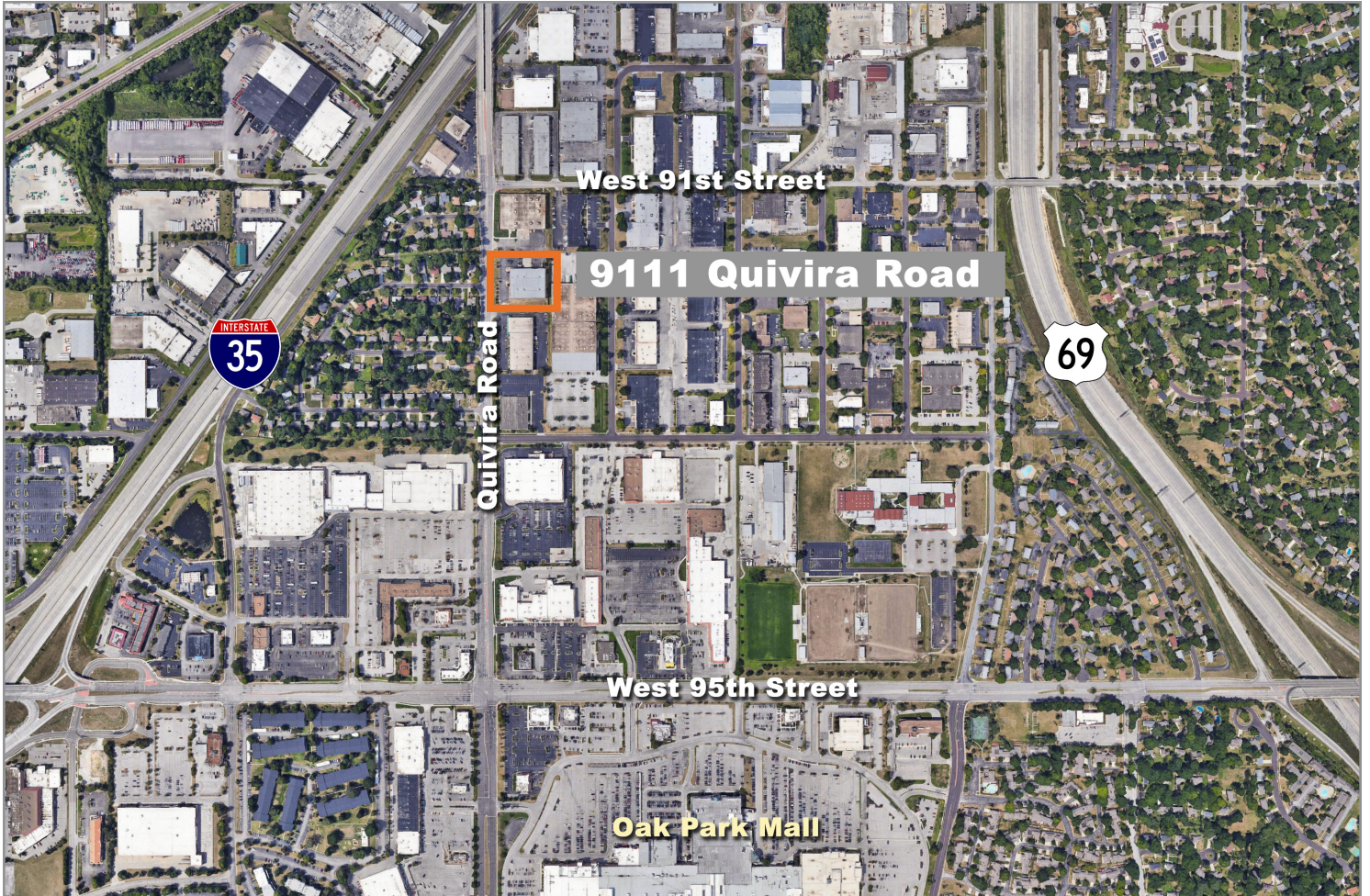
Suggested Parking Plan





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