

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: (2025 Est.)	TAX: \$2.01 PSF CAM: \$1.46 PSF <u>INS:</u> <u>\$0.32 PSF</u> Total: \$3.79 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:

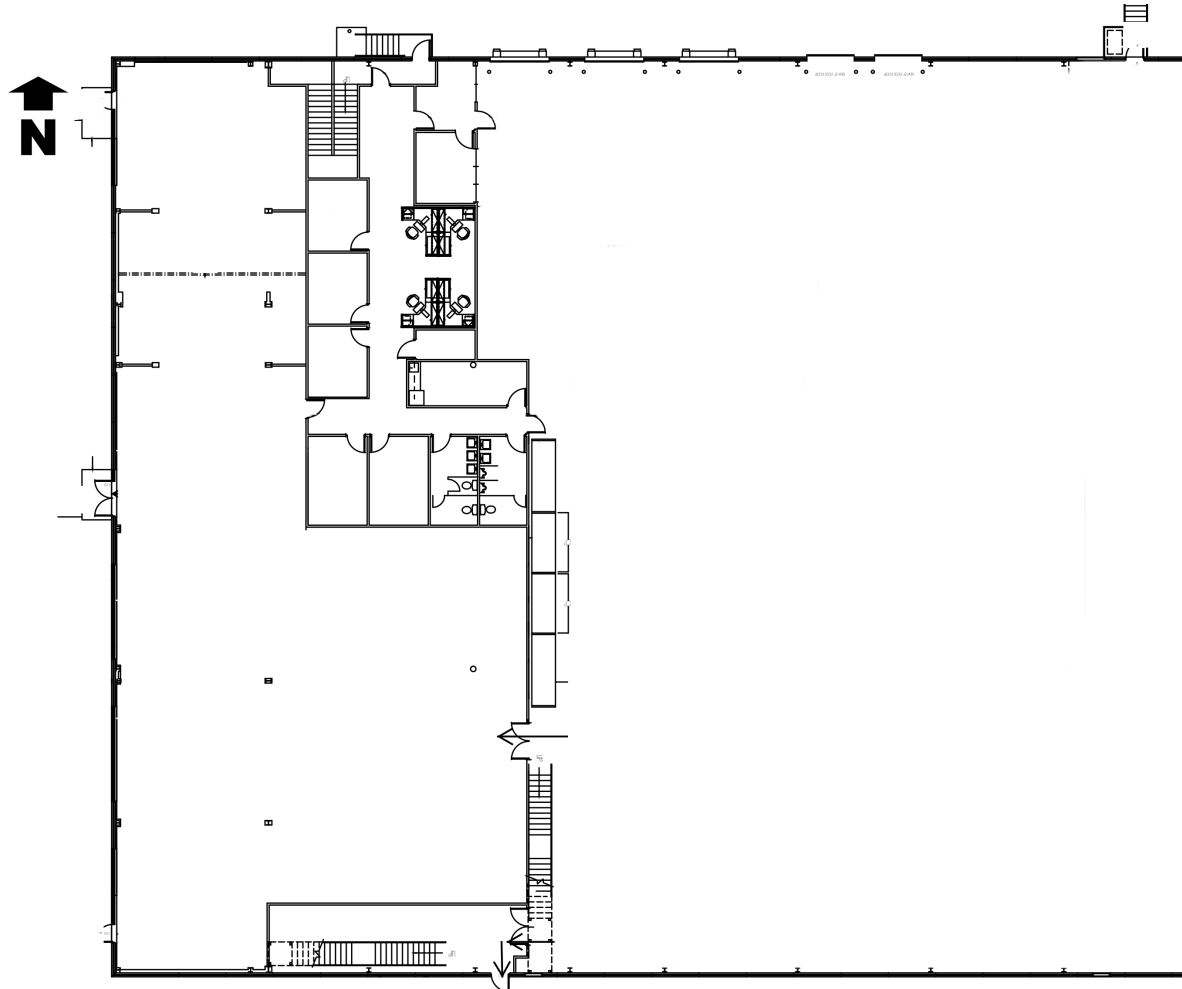
Existing Monument/pole and building fascia signage

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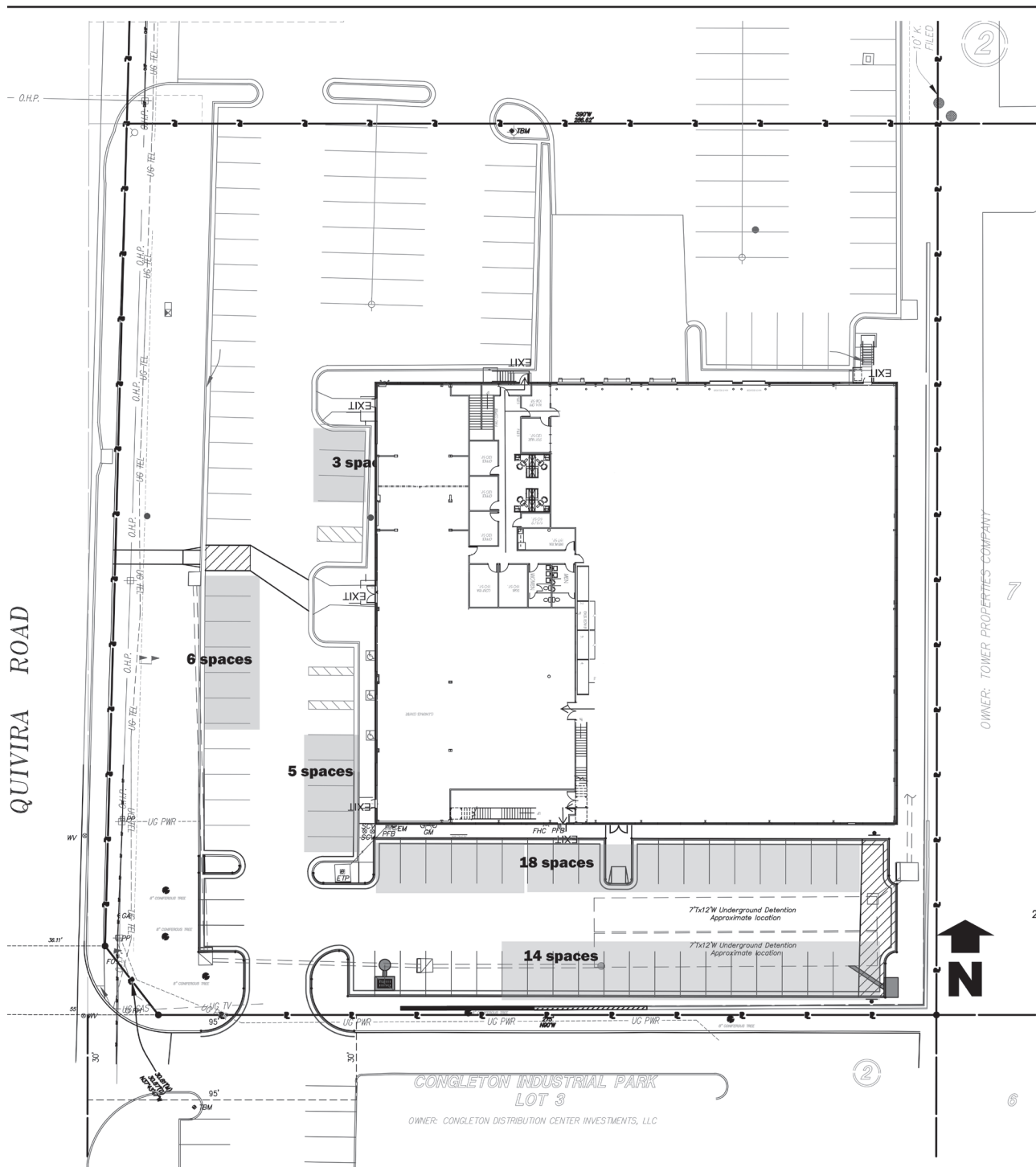
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First Floor Floor Plan



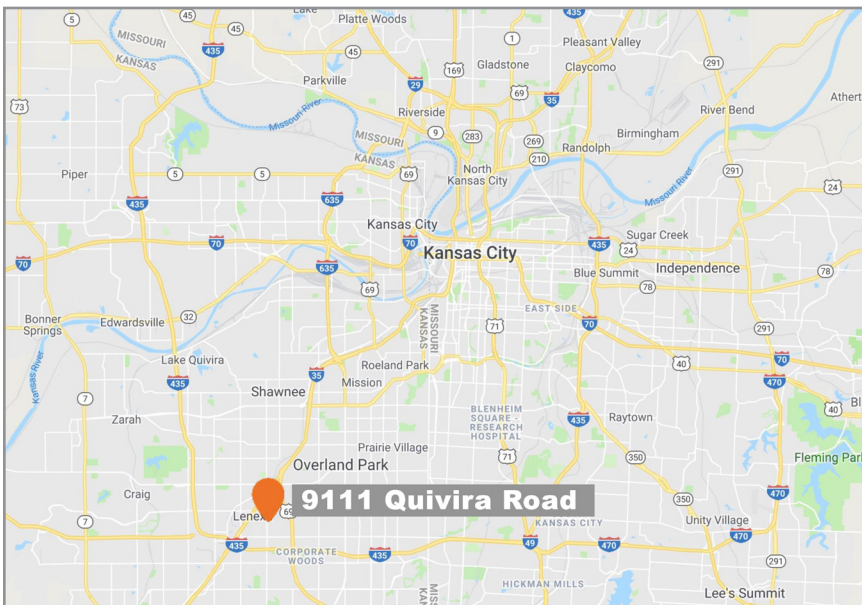
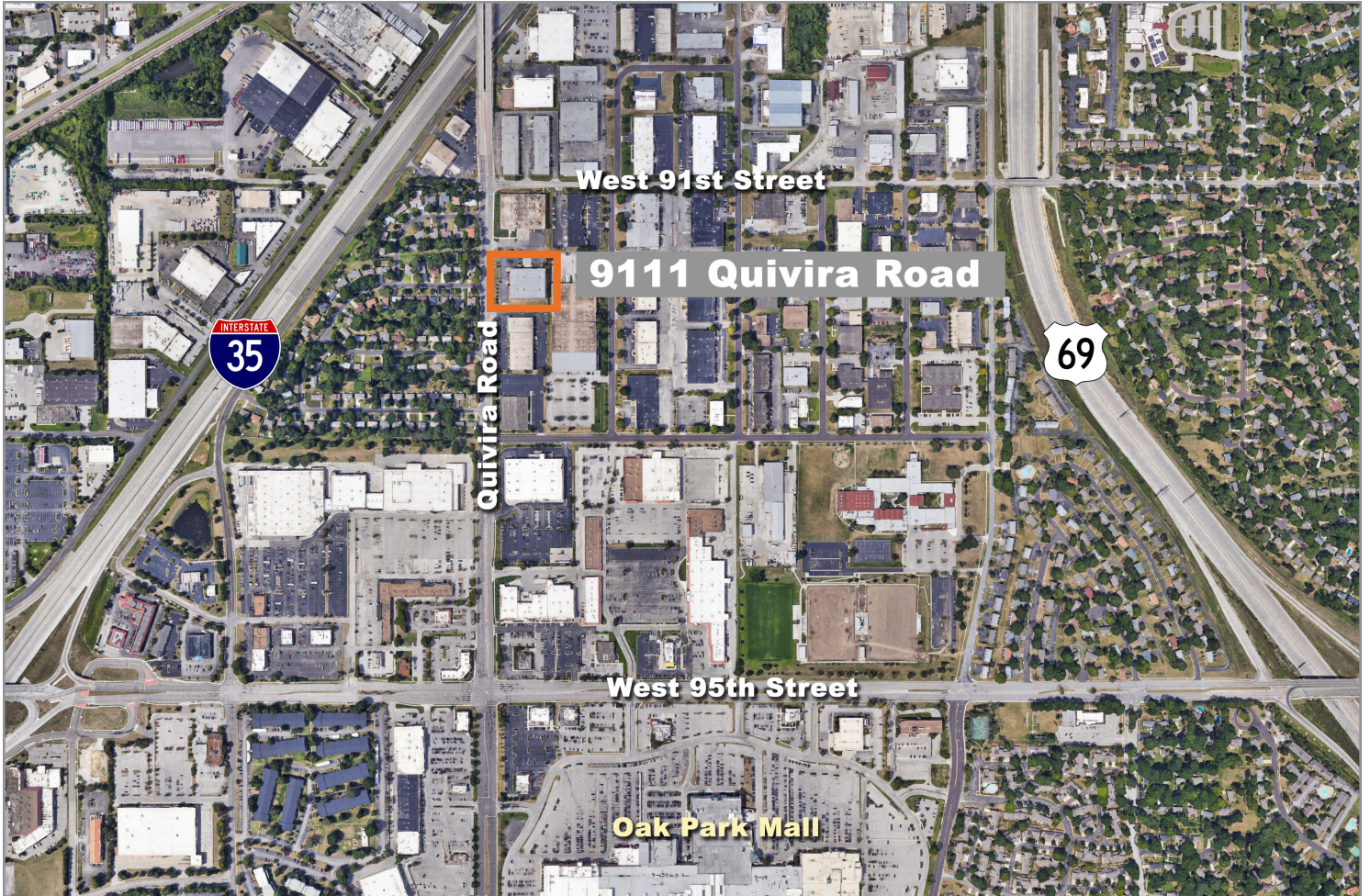
*Mezzanine Above Office/Showroom

Suggested Parking Plan



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