

## 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:

Andrew Block  
816.412.5873  
ablock@blockllc.com

Christian Wead  
816.412.8472  
cwead@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

## 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.)	<table> <tr> <td>TAX:</td> <td>\$2.01 PSF</td> </tr> <tr> <td>CAM:</td> <td>\$1.46 PSF</td> </tr> <tr> <td><u>INS:</u></td> <td><u>\$0.32 PSF</u></td> </tr> <tr> <td>Total:</td> <td>\$3.79 PSF</td> </tr> </table>	TAX:	\$2.01 PSF	CAM:	\$1.46 PSF	<u>INS:</u>	<u>\$0.32 PSF</u>	Total:	\$3.79 PSF
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

For more information:

Andrew Block  
816.412.5873  
ablock@blockllc.com

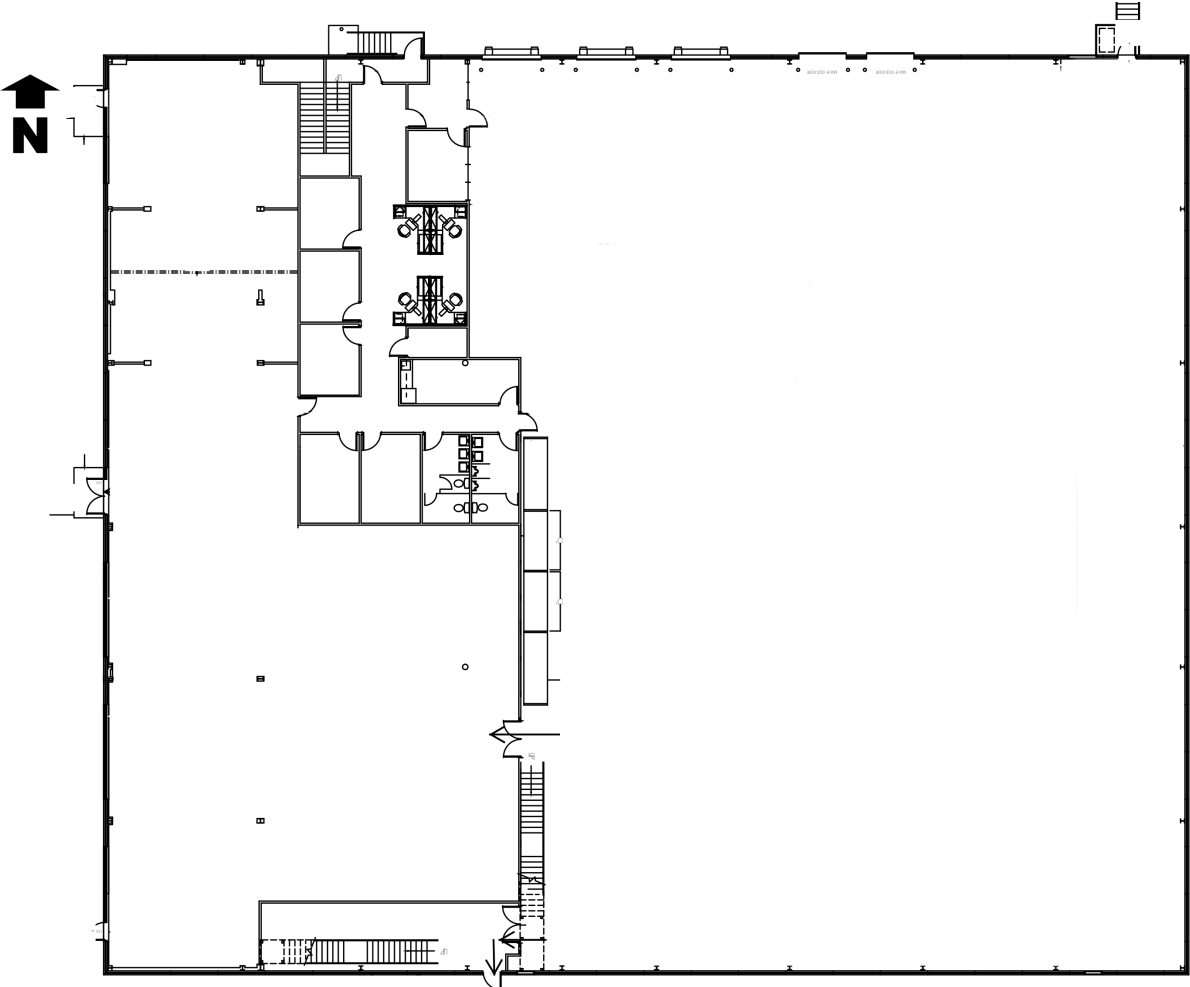
Christian Wead  
816.412.8472  
cwead@blockllc.com

9111 Quivira Road

Overland Park, Kansas 66214

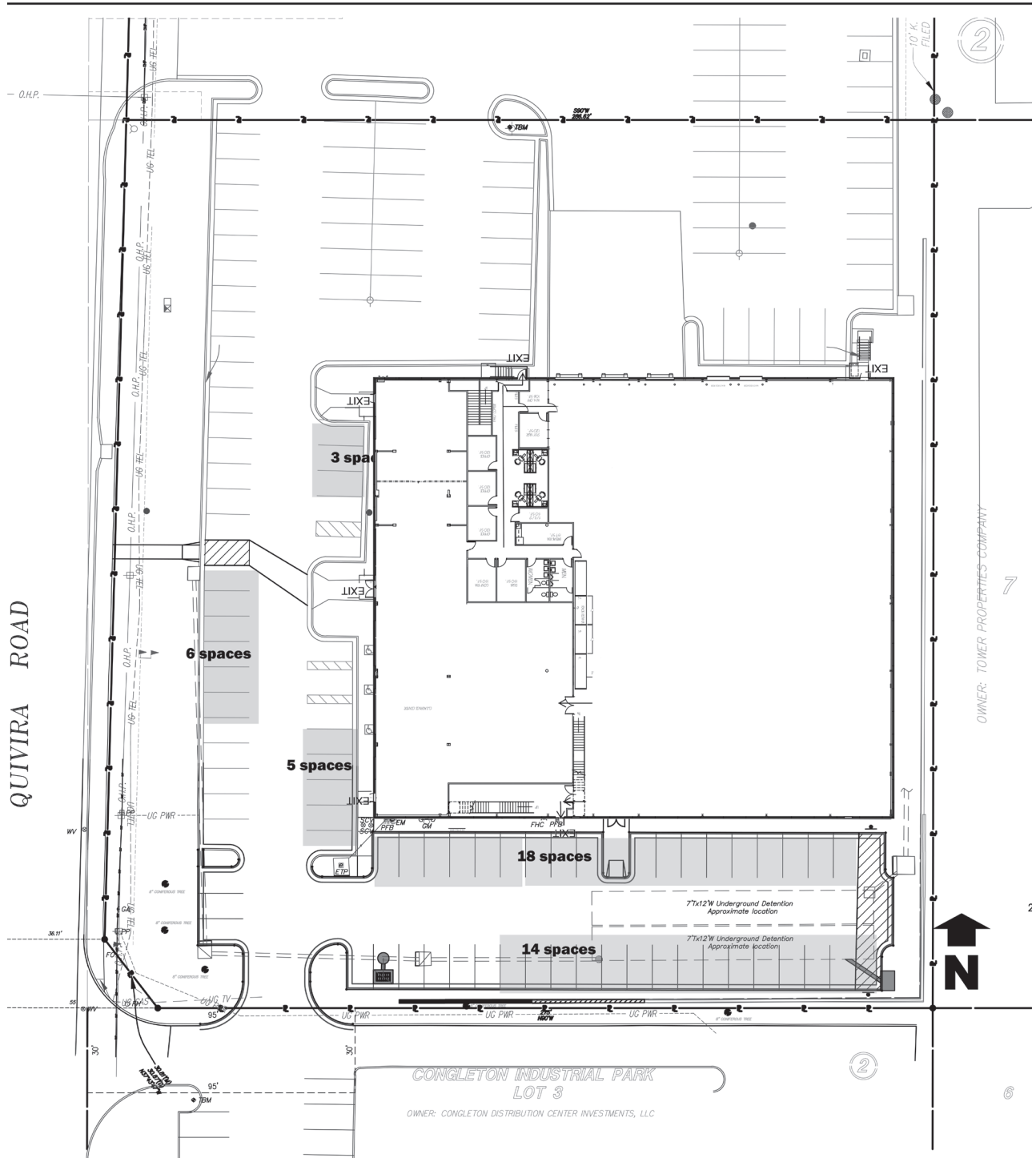
For Lease

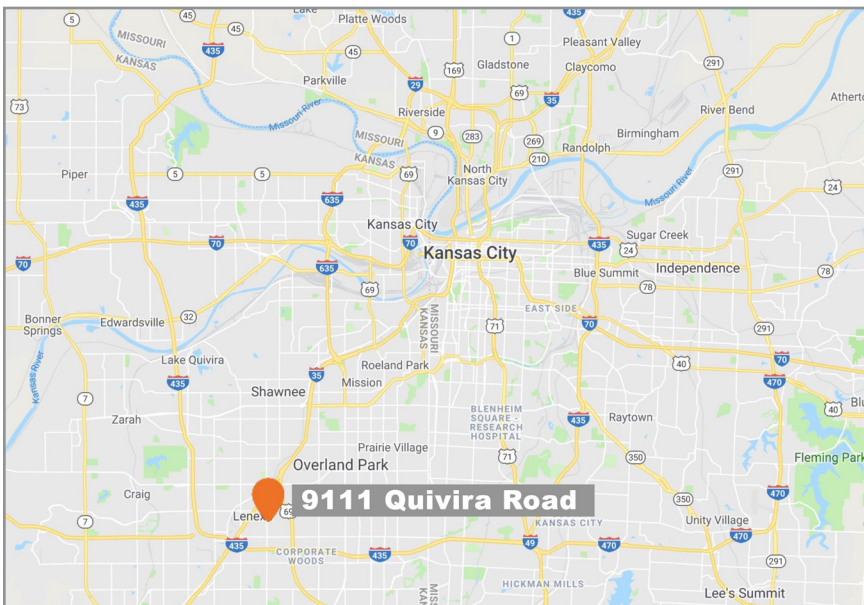
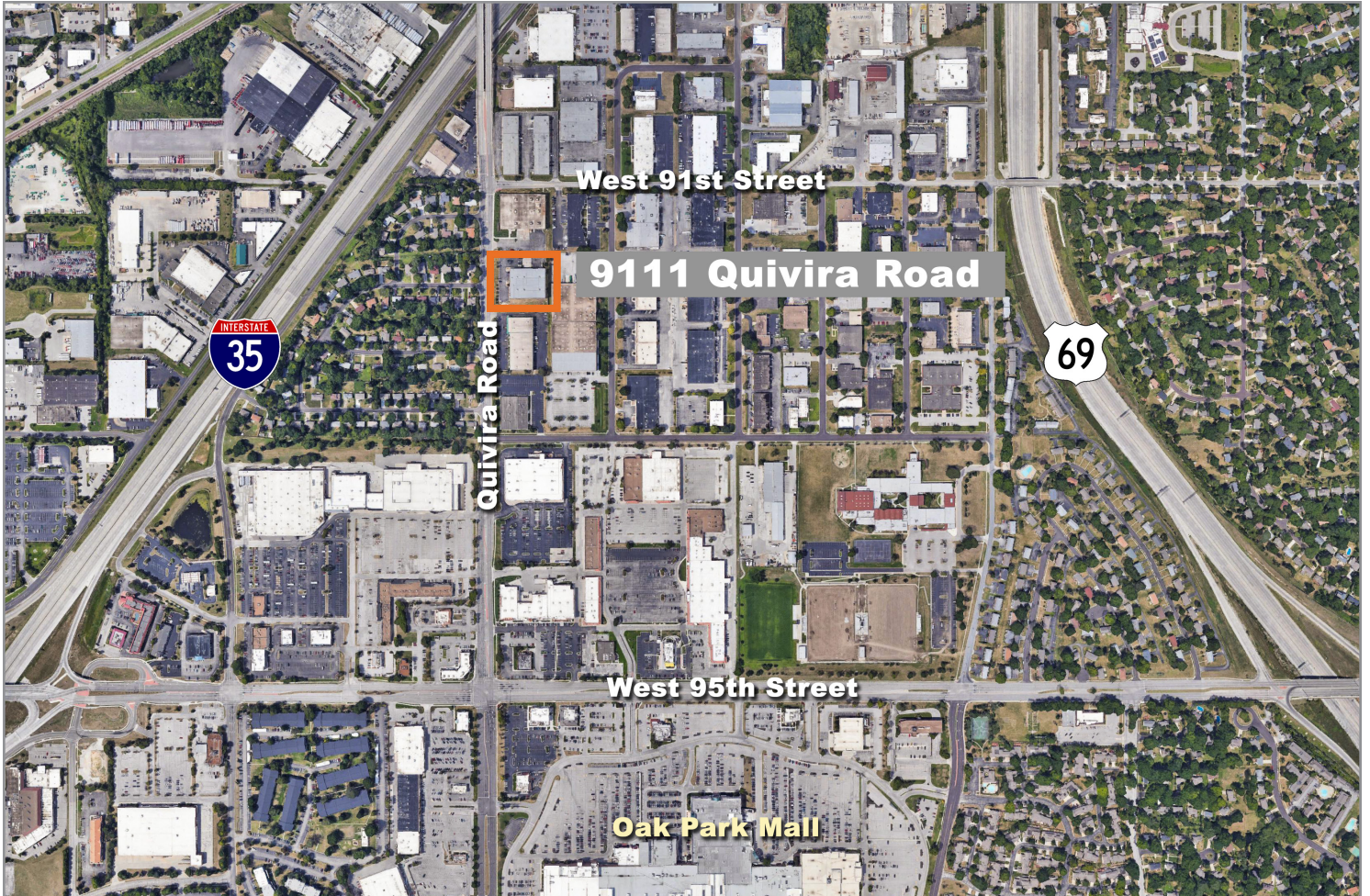
First Floor Floor Plan



\*Mezzanine Above Office/Showroom

Suggested Parking Plan





For more information:

Andrew Block  
816.412.5873  
ablock@blockllc.com

Christian Wead  
816.412.8472  
cwead@blockllc.com