

SUITE 9209



Incredible Location, Last Space Available!

- 7,729 SF space available immediately with approximately 2,000 SF of Office
- High visibility (29,900 cars per day) With Amazing Signage Opportunity on Quivira
- 1 dock-high door and drive-in door ramp access
- Immediate access to I-35, US-69, and I-435.
- Abundant nearby retail amenities.
- 15 minutes from Downtown Kansas City, and less than 30 minutes from Kansas City International Airport.

For more information:

Andrew T. Block
816.412.5873
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Building Specifications

Total Square Feet:	33,921 SF	
Square Feet Available:	7,729 SF	
Year Built:	1977	
Ceiling Height:	15	
Column Spacing:	30' 10" N-S x 40' 2" E-W	
Loading:	1 dock-high door + 1 drive-in door	
Truck Court Depth:	74' 6"	
Floor Type:	6" thick - reinforced concrete	
Sprinkler:	Wet system	
Electric Service:	600 AMP, 120/208 V, 3-ph	
Lighting:	LED	
Type of Lease:	NNN	
Offering Rate:	\$8.25 per square foot	
Net Charges: (2024 Estimates)	CAM:	\$1.16 PSF
	Property Taxes:	\$2.01 PSF
	Insurance:	\$0.23 PSF
	Total:	\$3.40 PSF

Congleton Distribution Center #2

9209 Quivira Rd., Overland Park, Kansas

For Lease



4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

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East Facing Aerial



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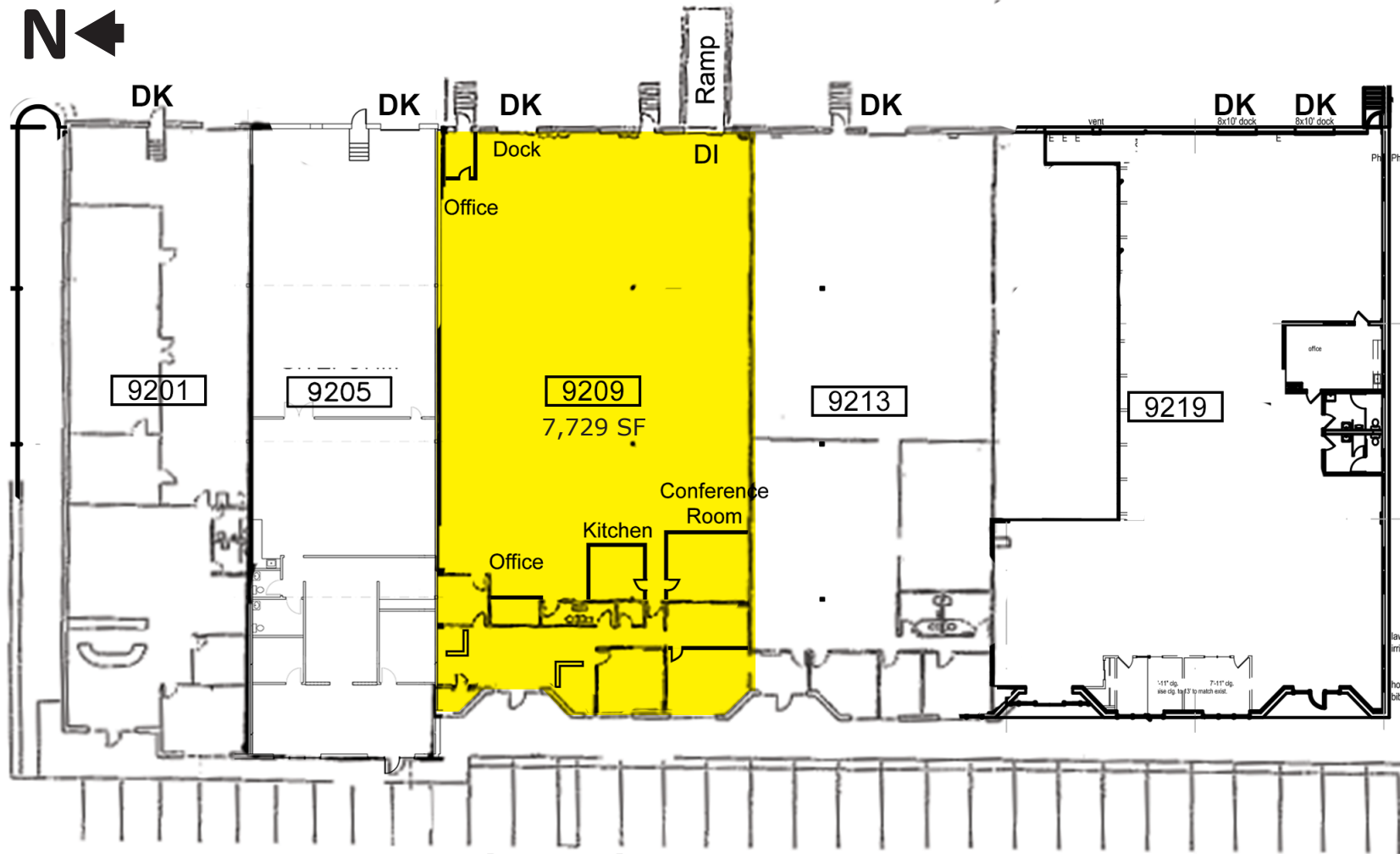
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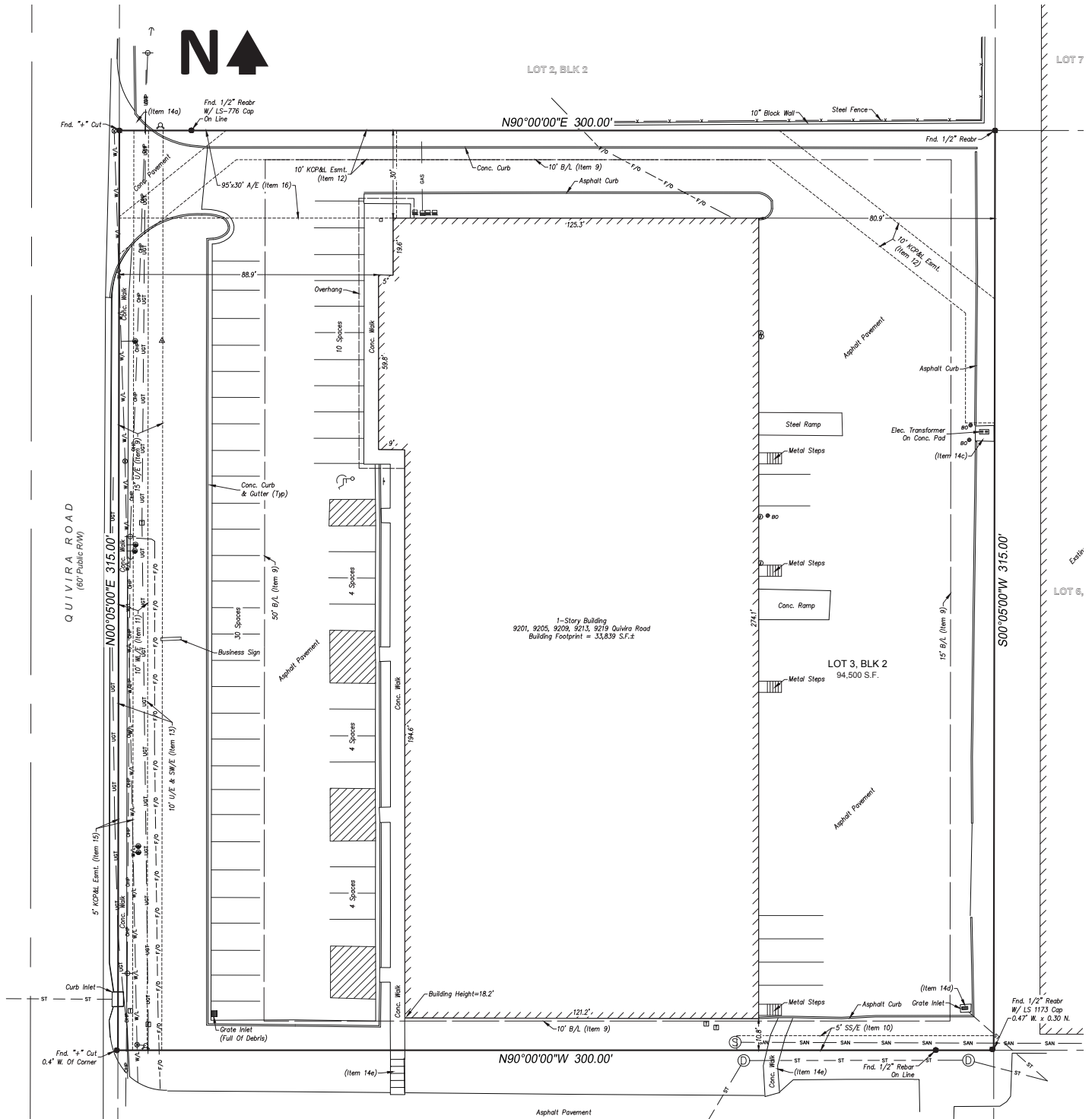
Building Floor Plan



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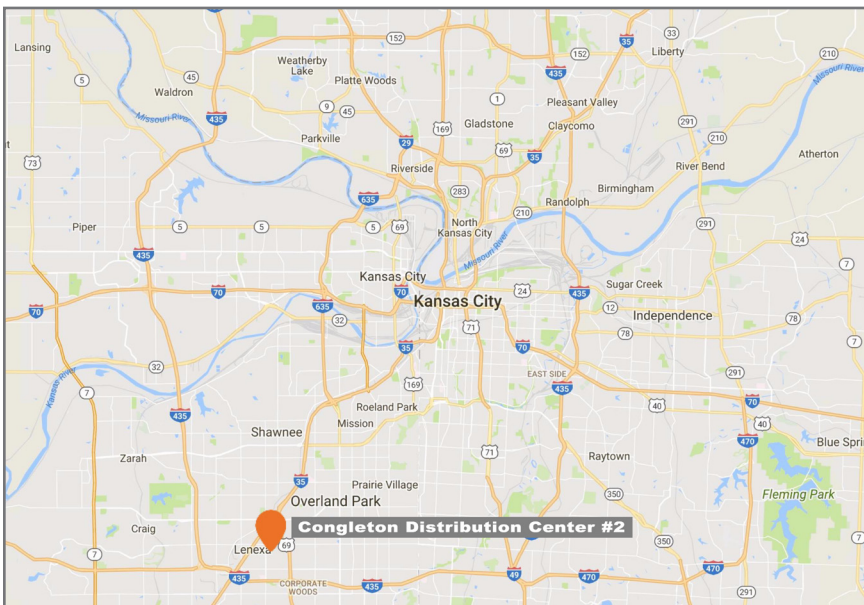
Building Site Plan



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