

SUITE 9209



Incredible Location, Last Space Available!

- Suite 9209 – 7,729 SF w/1,536 SF 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:

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816.412.5873
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Building Specifications

Total Building Square Feet:

33,921 SF

Space Available:

7,729 SF with 1,536 SF office in Suite 9209

Year Built:

1977

Ceiling Height:

15

Column Spacing:

30' 10" N-S x 40' 2" E-W

Loading:

Suite 9209 has one dock-hi door and one drive-in door ramp

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

9201-19 Quivira Road, 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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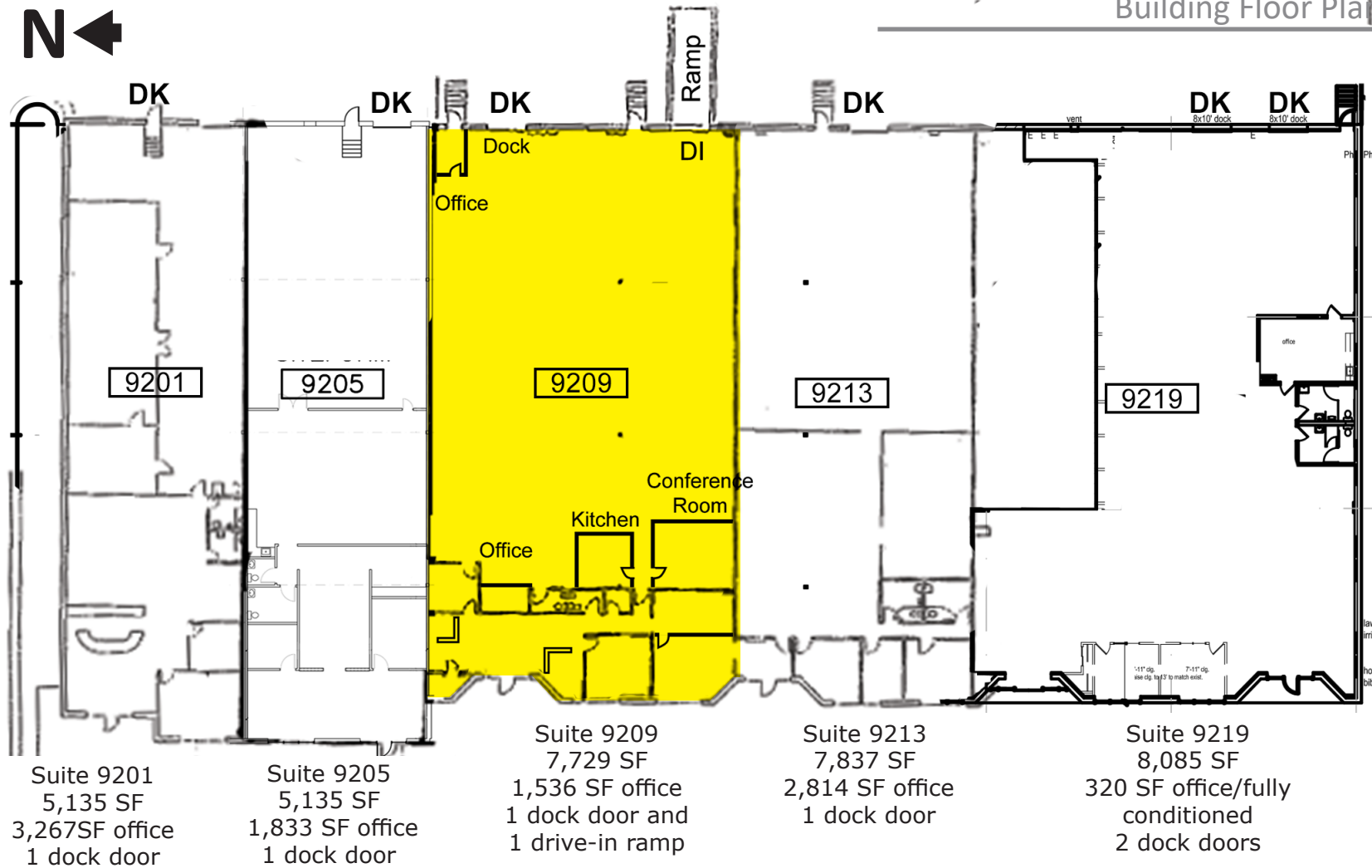
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Building Floor Plan

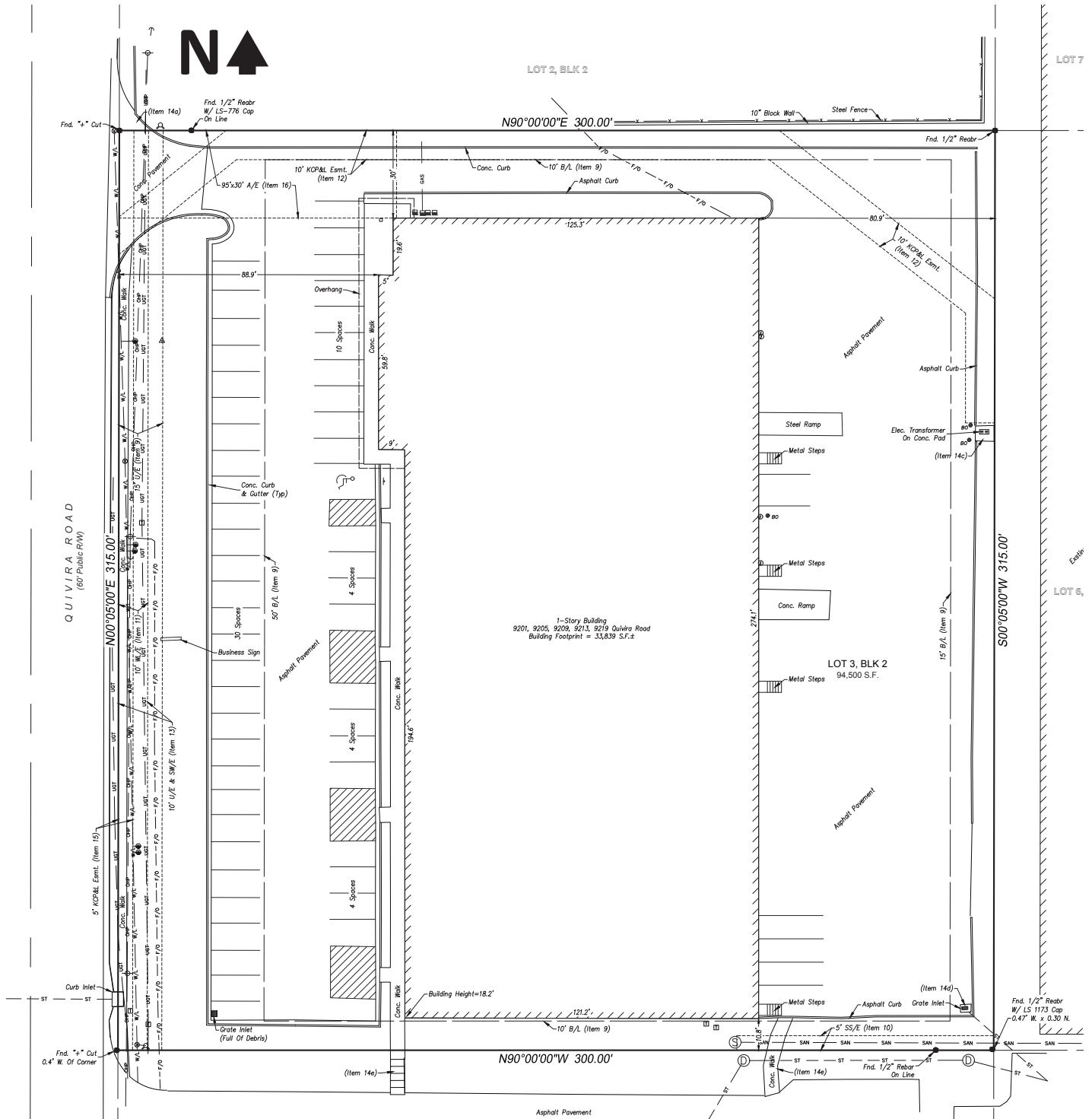


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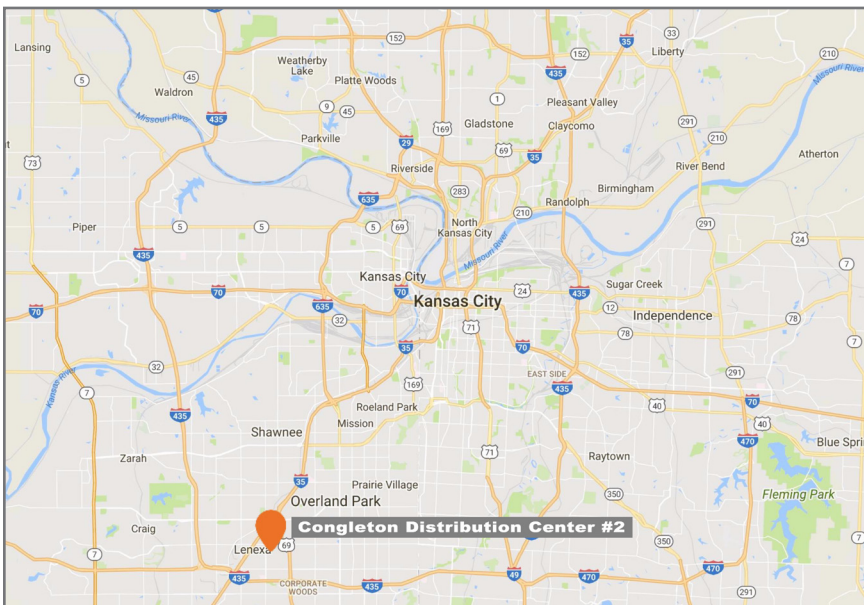
Building Site Plan



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