



Free-Standing Building in Pine Ridge West Business Park

- 55,120 SF with 6,220 SF office
- Designed for full AC and drop ceiling production/light assembly space
- Excellent proximity to I-35 & Hwy 69
- 5,000 amp Electrical Service
- 165 car parking (6 ADA spaces) - can add up to 49 for 214 total parking spots

For more information:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Michael R. Block, CPM
816.932.5549
mblock@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

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Building Specifications

Building Size:	55,120 SF
Office Space:	6,220 SF
Clear Height:	18'
Zoning:	BP-1, Planned Business Park District
Land Area:	186,769 SF (4.29 acres) 615.71' Frontage on 80th Street x 666.76' Frontage on Bond Street
Construction Type:	Masonry frame/steel supports with brick over concrete block on 5" poured concrete base floor
Year Built:	1996
Roof Type:	Single-ply ballasted roof on rigid insulation over 1.5" metal roof deck
Electric Service:	5,000 amps of 120/208 volt 3-phase for 480 volt 4-wire 2 separate power lines: 1 for building & 1 for machinery with numerous ceiling electrical outlets at 208 volt
HVAC:	Entire building except dock area of 3,600 SF is heated and was designed to be cooled by central roof mounted systems. Loading dock area has gas-fired forced air gas heaters.
Fire Sprinkler:	Wet system
Loading:	One-10' x 11'4" door for dock-high loading and one drive-in ramp door 13'8" x 10' with site window both at swc of building. Dock has 72" - 30,000 lbs. edge of dock leveler.
Parking	165 currently, can be expanded up to 214 spaces total per attached plans. In addition, up to 100 cars can be leased at neighboring Alliance Data property
Utility Providers:	WaterOne Johnson County Wastewater KCP&L Kansas Gas SVC

Building Specifications

Parcel ID: KUPN: 046-057-26-0-20-03-001.01-02014
Parcel ID: IP60520000 0021A

Net Charges: (2022 Est.)	CAM:	\$1.09 PSF
	Insurance:	\$0.19 PSF
	Taxes:	\$2.60 PSF
	TOTAL:	\$3.88 PSF

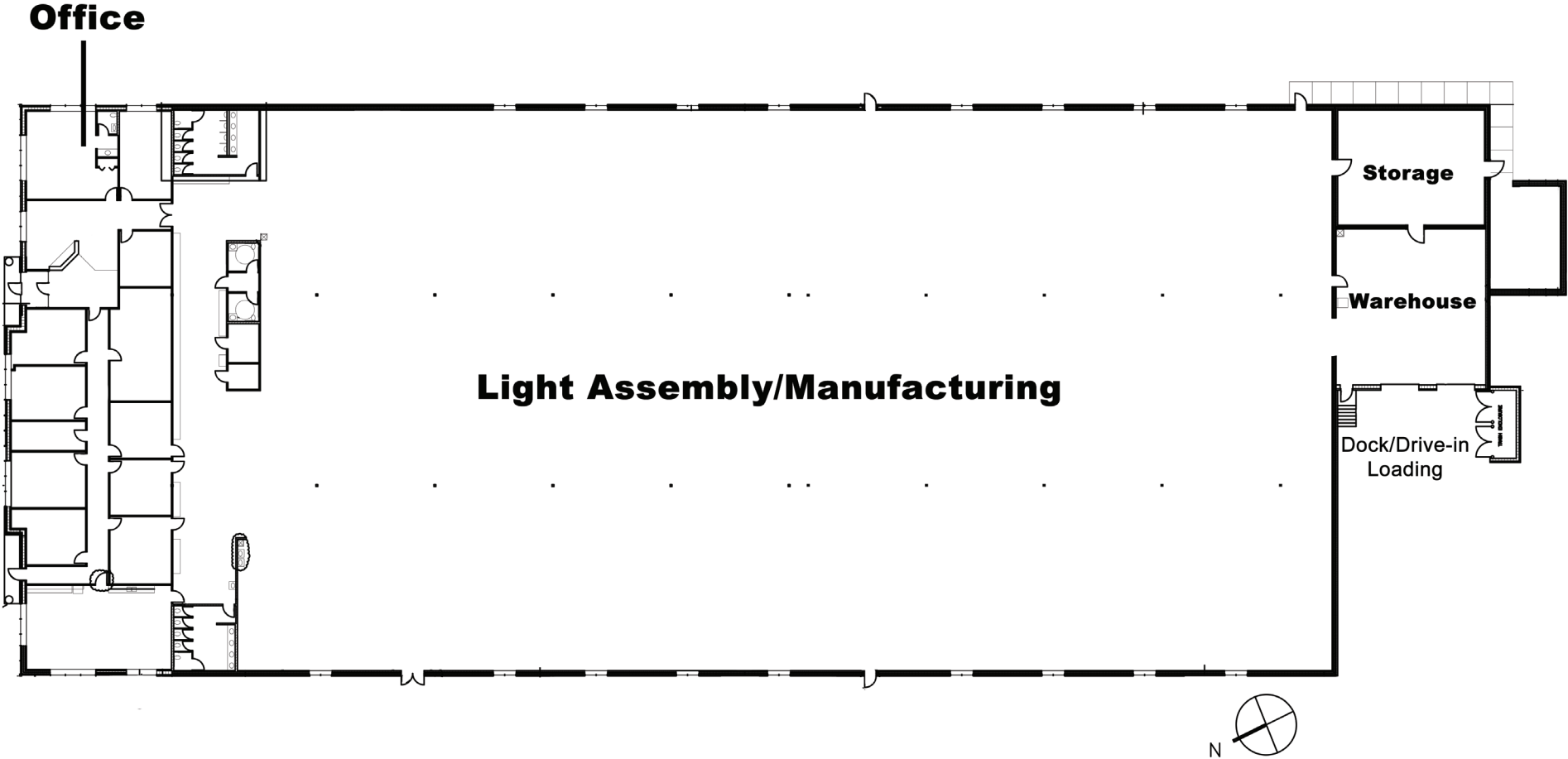
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Floor Plan

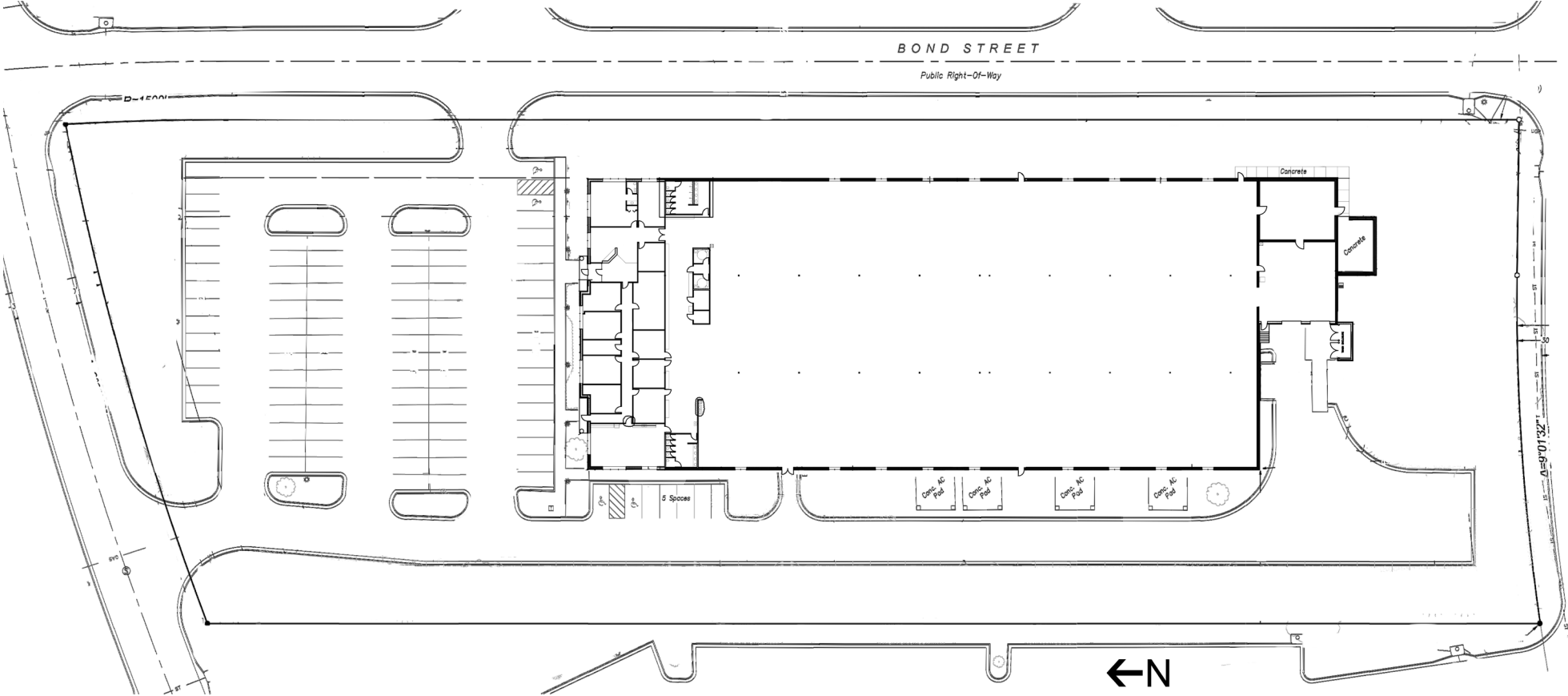


8040 Bond Street

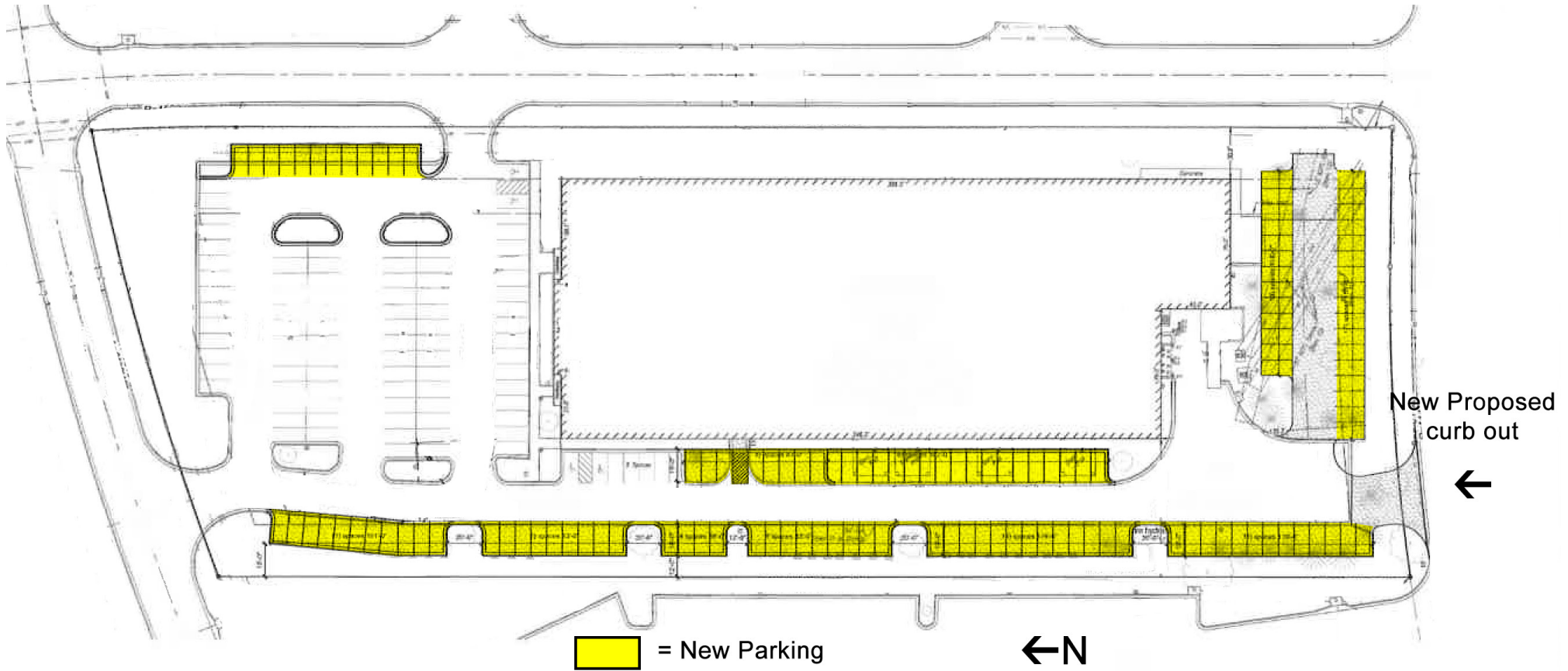
Lenexa, Kansas 66214

For Sale/Lease

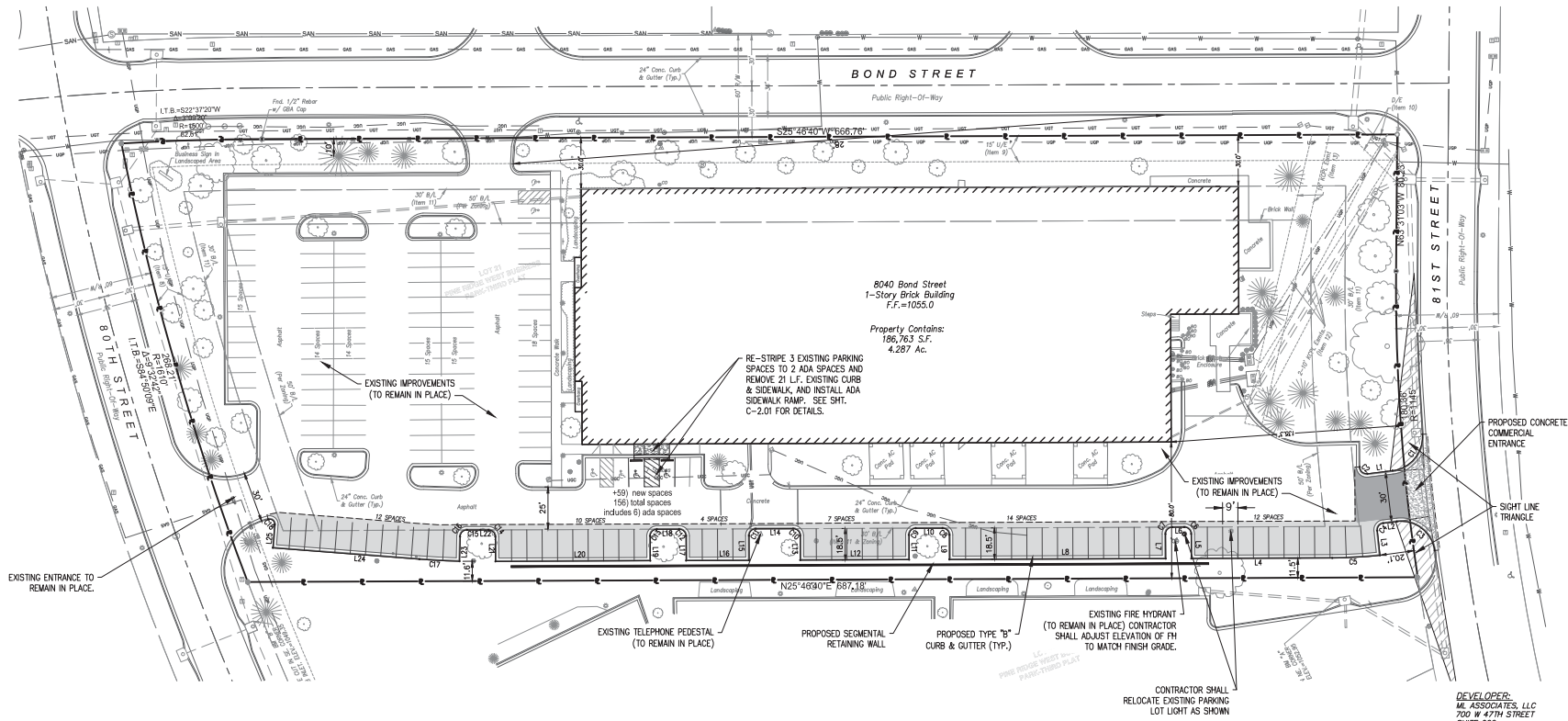
Existing Site Plan/Survey



Expanded Parking Concept – 189 - 214 Cars

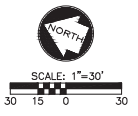


Parking Lot Improvements



FIRE LANE NOTE:
Contractor shall coordinate with the Lenexa Fire Department the fire lanes to be established prior to occupancy and shall be properly marked with signage and curb painted as required by the Fire Department. Curb in designated areas must be painted yellow. Additionally, No Parking Fire Lane signs must be installed. Signs must be double sided and visible from both directions of travel.

GENERAL NOTES:
Topographic information shown herein is from field survey by others.
NOTE:
All parking spaces shall be 90° parking.
NOTE:
All existing wells, cisterns and septic systems shall be removed.
NOTE:



LEGEND

⊕ FH	FIRE HYDRANT	▨	HEAVY DUTY CONCRETE PAVEMENT
— e —	PROPERTY LINE	▩	HEAVY DUTY ASPHALT PAVEMENT
— w —	WATER LINE	▨	LIGHT DUTY ASPHALT PAVEMENT
— SAN —	SANITARY LINE (PROP)	▨	CONCRETE SIDEWALK PAVEMENT
— SAN —	SANITARY SEWER (EXIST)		
— STR —	STORM LINE		

DEVELOPER:
WJ ASSOCIATES, LLC
700 W 47TH STREET
SUITE 200
KANSAS CITY, MO 64112
ATTN: BRAD SIMMA
PHONE: (816) 932-5511
EMAIL: BSIMMA@BLOCKLLC.COM

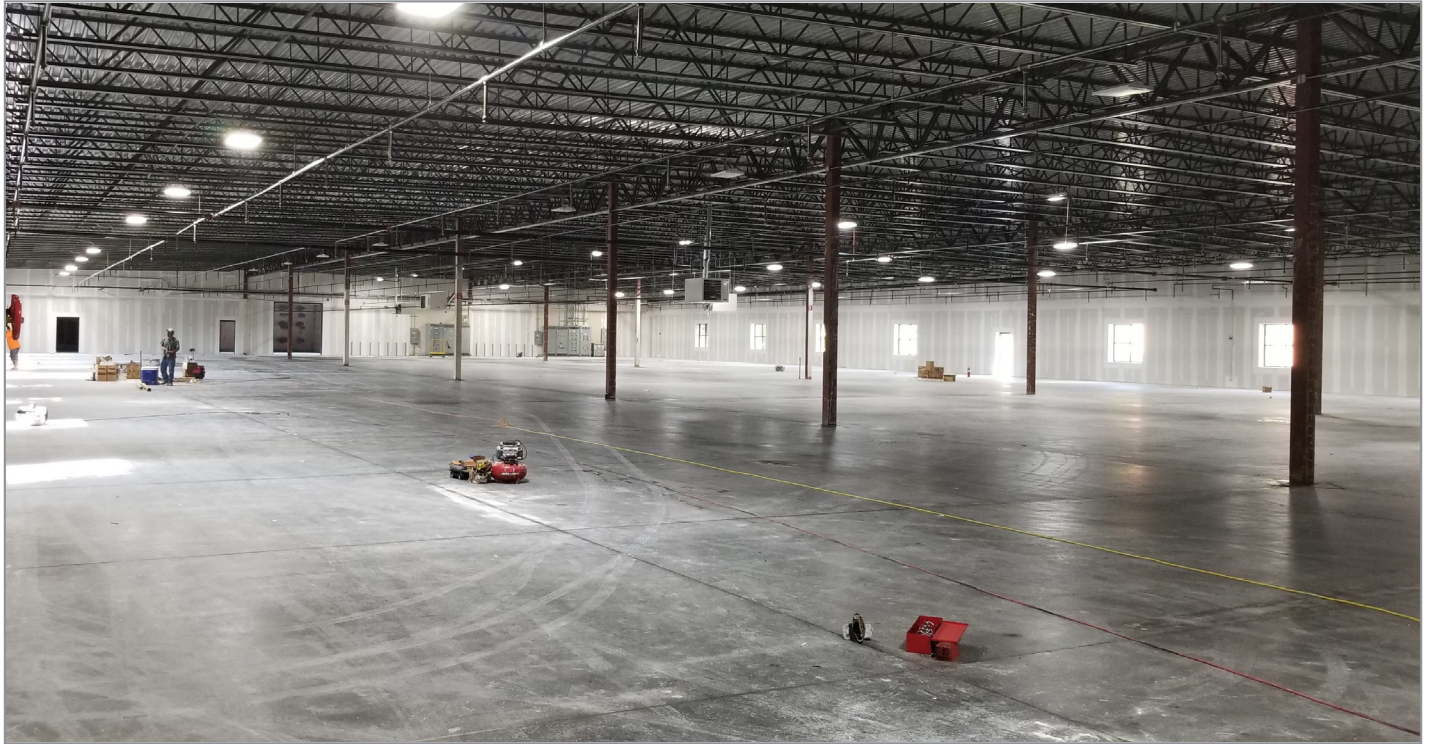
ENGINEERS:
WJCLURE ENGINEERING COMPANY
11031 STRANG LINE ROAD
LENEXA, KANSAS 66215
ATTN: TOM SMITH
PHONE: (913) 889-7800
EMAIL: TOM.SMITH@WJCLURE.COM



a proposed re-development for:
8040 Bond
Pine Ridge West
Lenexa, Kansas

DATE: 01.31.20
DRAWN BY: bgl
CHECKED BY: gsw
REVISIONS:

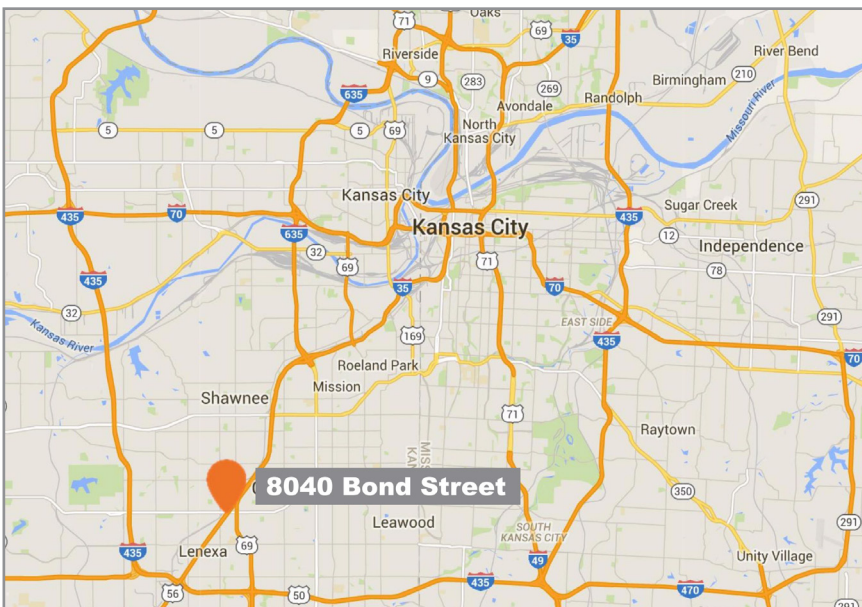
Interior Photo



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

BLOCK
REAL ESTATE SERVICES, LLC