



## Freestanding Building in the Heart of Lenexa, KS

- 7,860± SF Building with 1,921± SF Office Space on 1.5± Acres
- Abundant parking and multiple Drive-In Doors
- Adjacent to Pine Ridge Business Park along the I-35 corridor in Johnson County, Kansas
- Recent Upgrades to Bathrooms, Break Room, Office Flooring, Lighting, etc.

## For more information:

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

Christian Wead  
816.412.8472  
cwead@blockllc.com

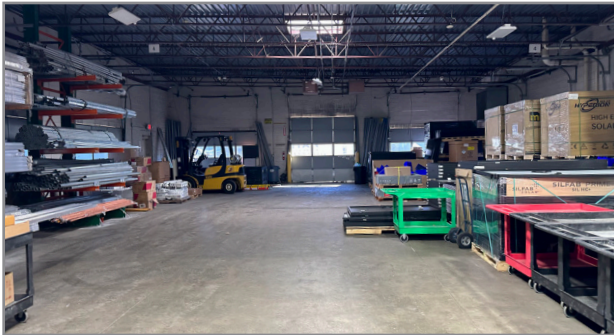
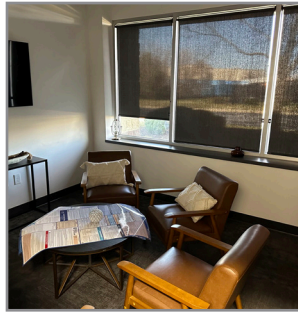
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## Building Specifications

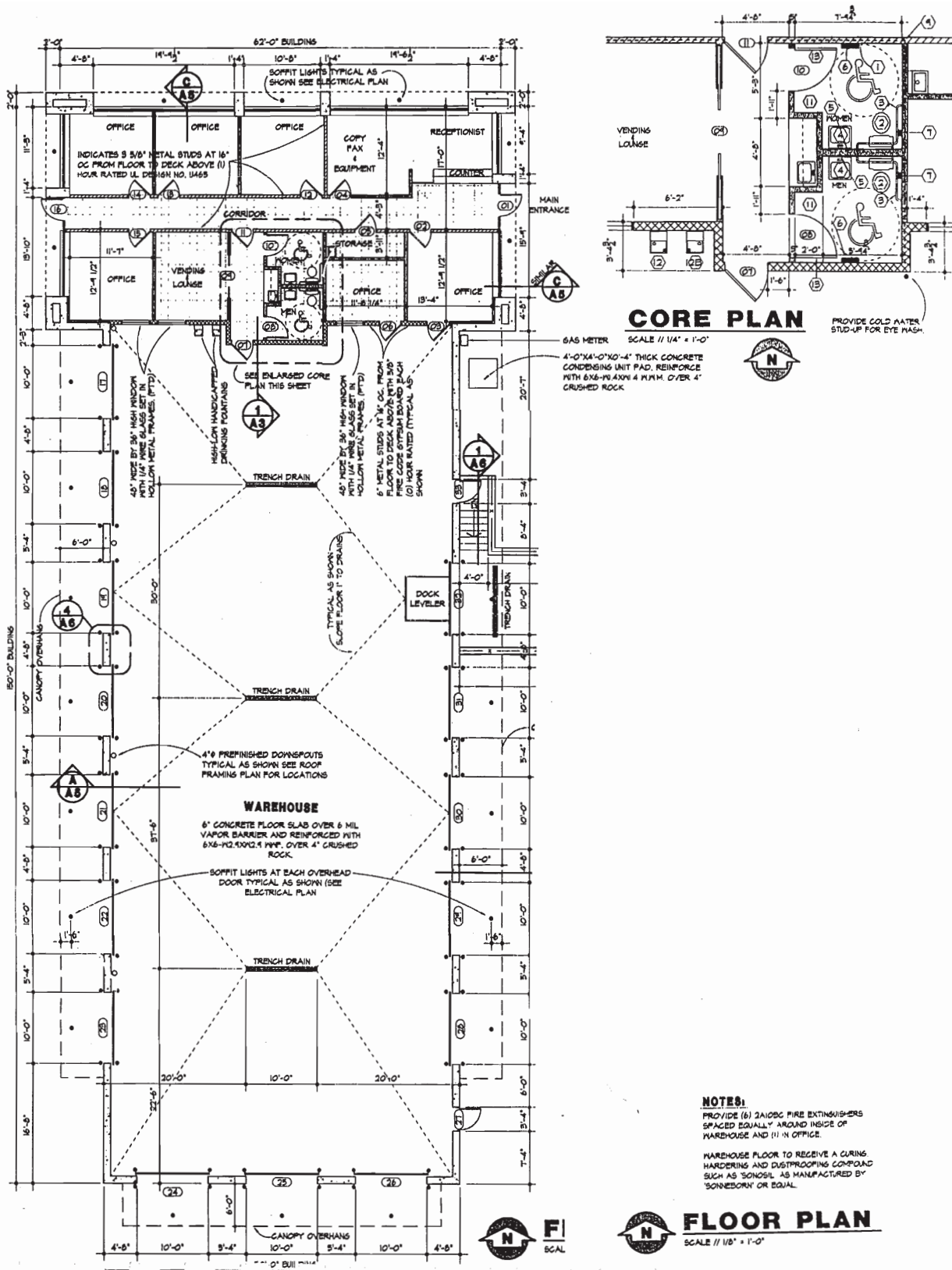
Building Size:	7,860 SF
Office size:	1,921 SF
Land Acres:	1.467 acres (62,958 SF)
Clear Height:	13'
Year Built:	1999 (Originally as a Kansas City Star distribution facility build-to-suit)
Loading:	15 Drive-in doors
Zoning:	BP-2
Construction:	Concrete block
Lighting:	LED
Heating:	Forced air gas heaters
Drains/Exhaust:	Floor drains and exhaust fans
RE Taxes:	\$28,785.45 (2023)

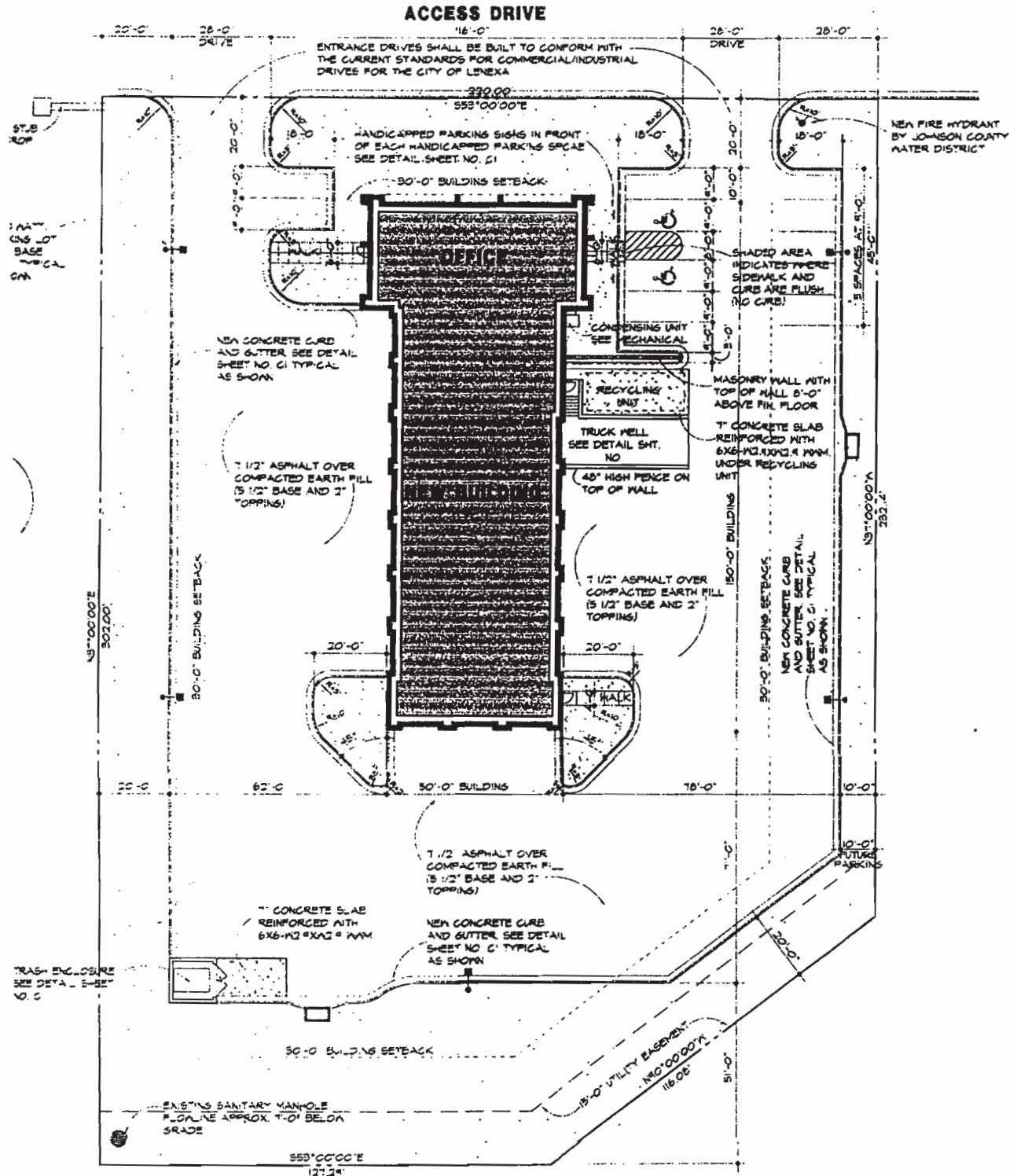


Property Photos









**SITE PLAN**

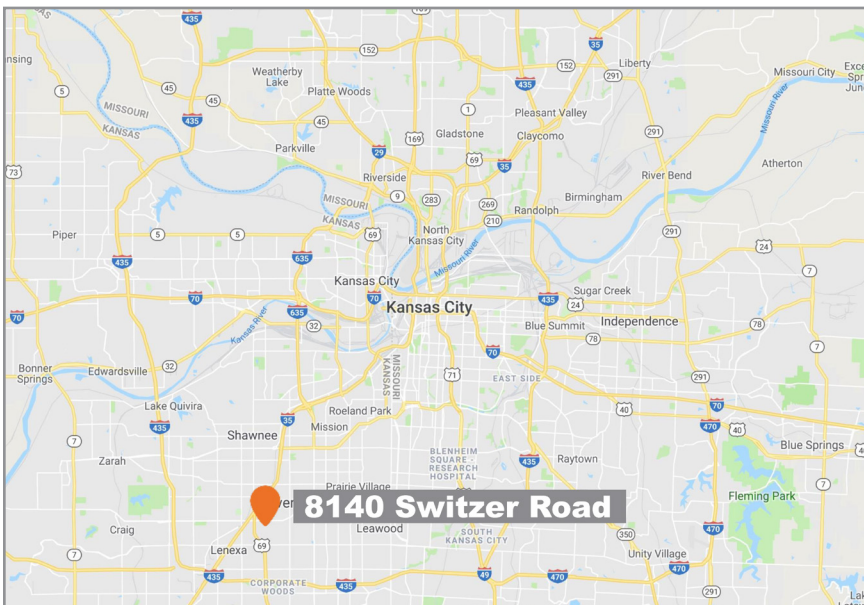
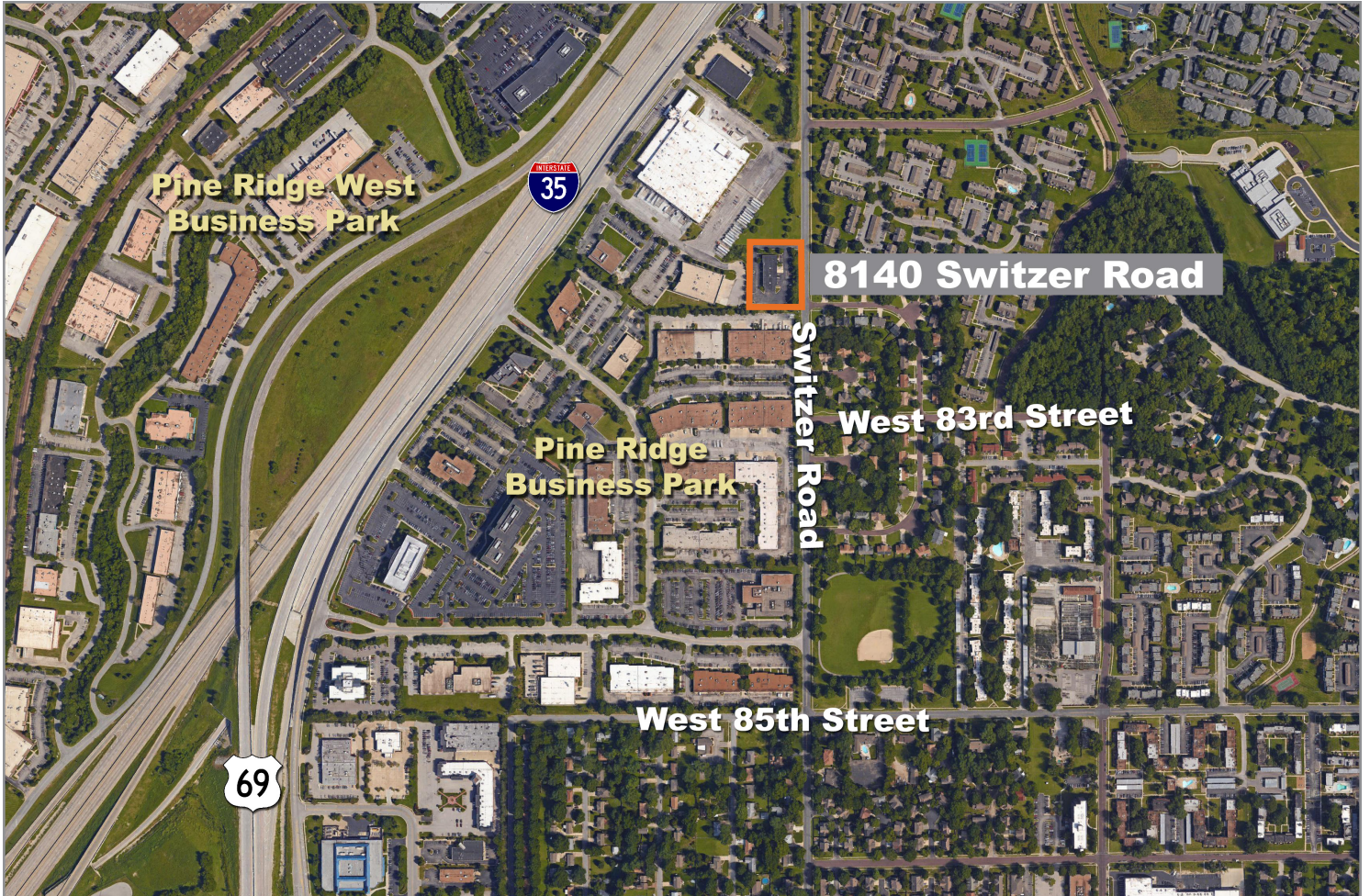
SCALE 1/4" = 20' - 0"



# 8140 Switzer Road

Lenexa, Kansas 66204

# For Sale



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