Lenexa, Kansas 66204

For Sale



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:

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Christian Wead 816.412.8472 cwead@blockllc.com

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Building Specifications

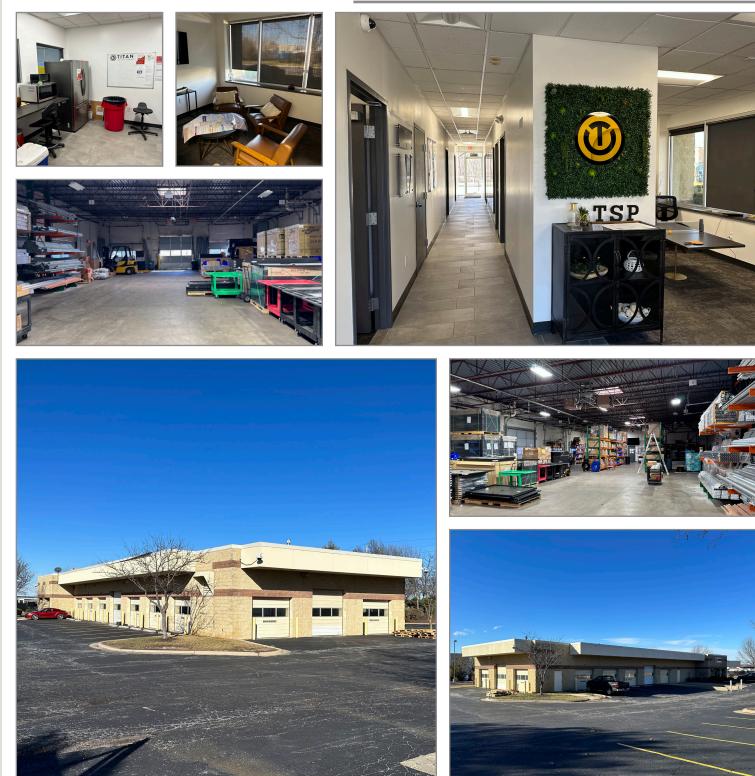
Building Size:	7,860 SF
Office size:	1,921 SF
Land Acres:	1.467 acres (62,958 SF)
Clear Height:	13'
Year Built:	1999 (Originallly as a Kansas City Star distribution facility build-to-suit)
Loading:	15 Drive-in doors
Zoning:	BP-2
Zoning: Construction:	BP-2 Concrete block
Construction:	Concrete block
Construction: Lighting:	Concrete block LED



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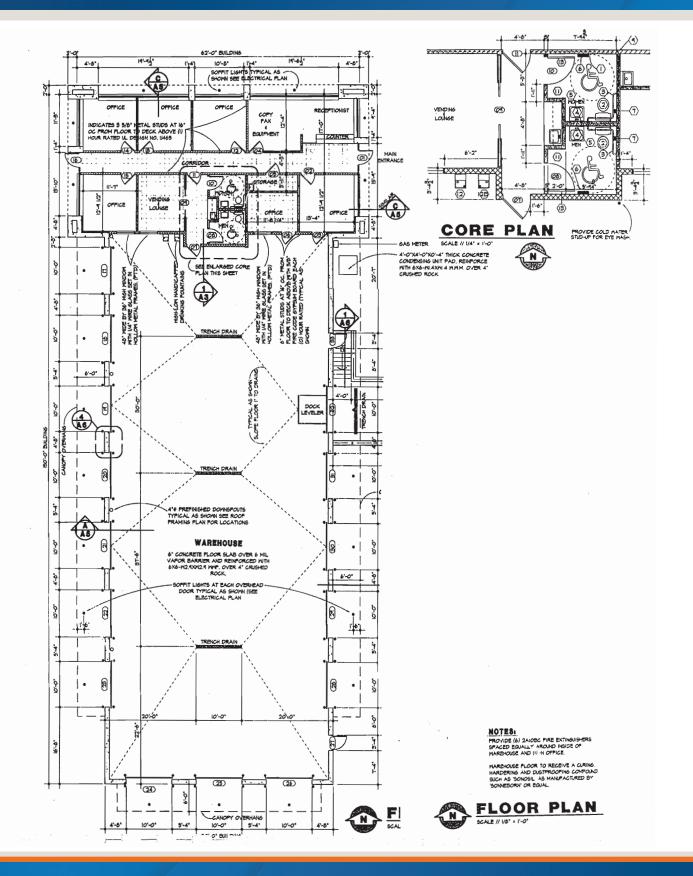
Property Photos





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ACCESS DRIVE LE-C. ENTRANCE DRIVES SHALL DE BUILT TO CONFORM WITH --THE CARENT STANDARDS FOR COMMERCIAL/INDUSTRIAL DRIVES FOR THE CITY OF LENEXA 20'-0' 28-0' 2417E 28-C 28'-0" 553 00 00 E LF KEN FIRE HYDRANT BY JOHNSON COUNTY MATER DISTRICT 57.8 ģ 0 HANDIC APPED PARKING SIGHS IN PRONT OF EACH HANDICAPPED PARKING SPCAR SEE DETAIL SHEET NO. SI :0 \sim 0 ģ -0 0 BO'-O' BUILDING SETEACK Ŷ Ĵ. 붛 0: TO 3 SPACES 0 3 2 1 INDICATES AND SIDEWALK AND CIRE ARE FLUSI -Ó co NS UNI ŞEZ ECHANICA CRETE NEA CONCRETE CURE AND GUTTER SEE DET SHEET NO. GI TYPICAL MECYCLING UNUT WALL NIT! OF MALL 5'-0" 101 ABC T CONCRETE SLAB TRUCK MELL EE DETAIL SHT. NO. 7 1/2" ASPHALT OVER COMPACTED EARTH # (5 1/2" BASE AND 2" "OPPING) 48" HIGH PENCE ON UNI 6-111-11 SAICTING 00:07 ł A CONCRETE CARB 5 SUTTER, SEE DETA ET VO, OI TYTICAL 9.05 BOLO, BULDING STIDACK BUIDING SETENCY T 1/2" ASPHALT OVER COMPACTED EARTH FILL (5 1/2" BASE AND 2" TOPPING) 1.00.00 - F 8 8 20'-0 co'-c 50 9 ò ģ Y HAL . 20-0 62.0 50'-0" SULDING 18'-0' 0-0 ίγ T 1/2 ASPHALT OVER COMPACTED EARTH F (5 :/2" ASE AND 2" 1.6) - CONCRETE SLAE REINFORCED AITH 6X6-M2 "XA2 " AAM NEW CONCRETE CURE AND GUTTER SEE DETAIL SHEET NO C'TYPICAL AS SHORN TRASH ENCLOSURE SEE DETAL BHEET VO. C ÷ ς. O VILL ENSON AC:00:00'N-SO O BULDING SETEACK • 5 EXISTING SANITARY MANPOLE 58405 . 553 CC CC E



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