



Excellent access and location Situated in the highly-desirable Johnson County submarket



Prestigious Mixed-Use Business Park

- Excellent access and location in the highly-desirable Johnson County submarket
- 15 minutes from downtown Kansas City and less than 30 minutes from the Kansas City International Airport
- Ample parking which is designed with spaces close to building entrances
- 14' Clear Height in Warehouse with 10' x 12' Drive-In Doors

For more information:

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General Building Information

Location:	7903 - 7931 Bond, Lenexa, Kansas
Building Size:	One Story Building, 36,838 SF
Parking Ratio:	4 cars/1,000 SF
Constructed:	January 1988
Building Construction:	Cherokee brick and glass
Zoning:	BP-1
Utilities:	Electricity- Energy vs. Kansas City Power & Light Gas - KPL Gas Services Water-Water District #1 of Johnson County
Loading:	Every bay has one Drive-In Door of 10' x 12'. Some spaces have multiple bays, thus multiple Drive-In Doors.
Net Charges: (2024 Est./PSF)	Common Area Maintenance: \$2.06 Park Maintenance: \$0.08 Real Estate Taxes: \$3.03 Insurance: <u>\$0.21</u> Total: <u>\$5.38</u>

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4,747 SF Available

Space Available:	7907 Bond, Lenexa, Kansas										
SF Available:	4,747 SF										
Design Features:	This multi-tenant facility is designed to accommodate those users seeking approximately 4,098 SF of office and up with required drive-in loading.										
Loading:	2 Drive-In										
Ceiling Height:	9' clear offices /14' clear warehouse										
Zoning:	BP-1										
Lease Rate:	\$7.25 PSF Net										
Net Charges: (2024 Est./PSF)	<table><tr><td>Common Area Maintenance:</td><td>\$2.06</td></tr><tr><td>Park Maintenance:</td><td>\$0.08</td></tr><tr><td>Real Estate Taxes:</td><td>\$3.03</td></tr><tr><td>Insurance:</td><td>\$0.21</td></tr><tr><td>Total:</td><td><u>\$5.38</u></td></tr></table>	Common Area Maintenance:	\$2.06	Park Maintenance:	\$0.08	Real Estate Taxes:	\$3.03	Insurance:	\$0.21	Total:	<u>\$5.38</u>
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2,170 SF Available

Space Available:	7915 Bond, Lenexa, Kansas
SF Available:	2,170 SF
Design Features:	This multi-tenant facility is designed to accommodate those users seeking approximately 1,000 SF of office and up with required drive-in loading.
Loading:	1 Drive-In
Ceiling Height:	9' clear offices /14' clear warehouse
Zoning:	BP-1
Lease Rate:	\$7.00 PSF Net
Net Charges: (2024 Est./PSF)	Common Area Maintenance: \$2.06 Park Maintenance: \$0.08 Real Estate Taxes: \$3.03 Insurance: <u>\$0.21</u> Total: <u>\$5.38</u>

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Building 20

7903 - 7931 Bond, Lenexa, Kansas

Floor Plan

