# Building 20 7903 - 7931 Bond, Lenexa, Kansas



# **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:	Electricty- 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: Park Maintenance: Real Estate Taxes: Insurance: Total:	\$2.06 \$0.08 \$3.03 \$0.21 \$5.38	

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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)	Common Area Maintenance: Park Maintenance: Real Estate Taxes: Insurance: Total:	\$2.06 \$0.08 \$3.03 \$0.21 \$5.38	

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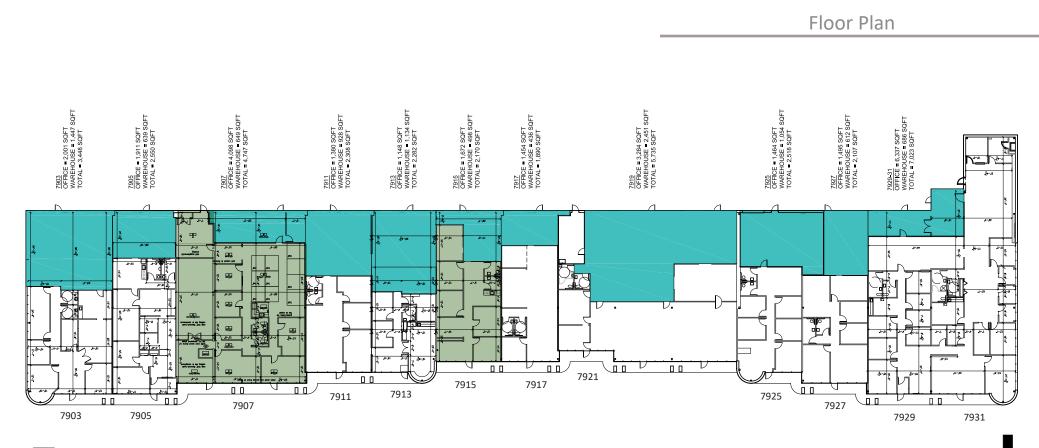
### 2,170 SF Available

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: Park Maintenance: Real Estate Taxes: Insurance: Total:	\$2.06 \$0.08 \$3.03 \$0.21 \$5.38

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Warehouse





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