

Westbrook II

8024 Reeder Street, Lenexa, KS 66214

For Lease



Excellent Site!

- 3,465± Square Feet Available
- 100% Office | Warehouse Space Available if Needed
- 1 Covered Dock-High Door
- 14' Clear Height
- Wet Sprinkler System
- Immediate Access to I-35

For more information:

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816.932.5504
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Blaise Gunnerson
816.878.6314
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Building Specifications

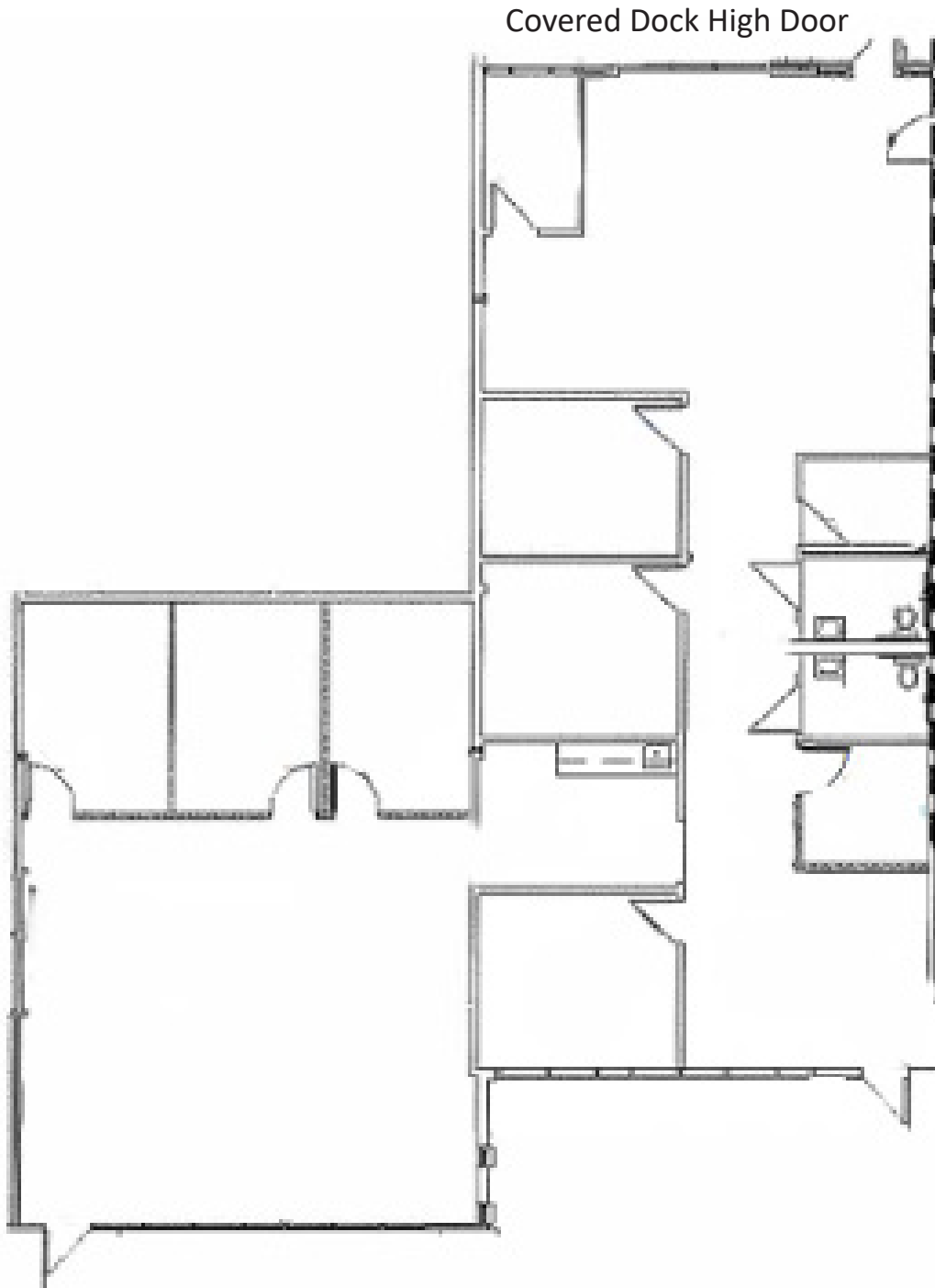
Square Feet Available:	3,465± SF
Total Building Square Footage:	35,901± SF
Year Built:	1987
Loading Type:	Rear
Truck Court Depth:	85'
Loading:	1 Covered Dock-High Door
Clear Height:	14'
Column Spacing:	30' x 25'
Electrical:	100 amp, 277/480V, 3-Phase Main Service - 125 amp, 120/208V, 3-Phase Subpanel
Lighting:	LED
Parking Ratio:	3.76/1,000 SF
Type of Lease:	Industrial Gross
Offering Rate:	TBD
CAM (2025 Estimates):	\$2.58 PSF

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Suite 8024 Floor Plan



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Site Plan



4622 Pennsylvania Ave., Suite 700
Kansas City, MO 64112
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