Building 20

7903 - 7931 Bond, Lenexa, Kansas

Pine Ridge Business Park

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:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

4622 Pennsylvania Avenue, Suie 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

BLOCK REAL ESTATE SERVICES, LLC

Building 20

7903 - 7931 Bond, Lenexa, Kansas

Pine Ridge Business Park

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.

2026 NETS:
For NEW Tenants

Common Area Maintenance:	$2.20
Park Maintenance:	$0.08
Real Estate Taxes:	$3.16
Insurance:	$0.28
Total:	$5.72

For more information:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com

Building 20

7903 - 7931 Bond, Lenexa, Kansas

Pine Ridge Business Park

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 1,000 SF of office and up with required drive-in loading.
Loading:	2 Drive-Ins
Ceiling Height:	9’ clear offices /14’ clear warehouse
Zoning:	BP-1
Lease Rate:	$8.00 PSF Net

2026 NETS:
For NEW Tenants

Common Area Maintenance:	$2.20
Park Maintenance:	$0.08
Real Estate Taxes:	$3.16
Insurance:	$0.28
Total:	$5.72

For more information:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

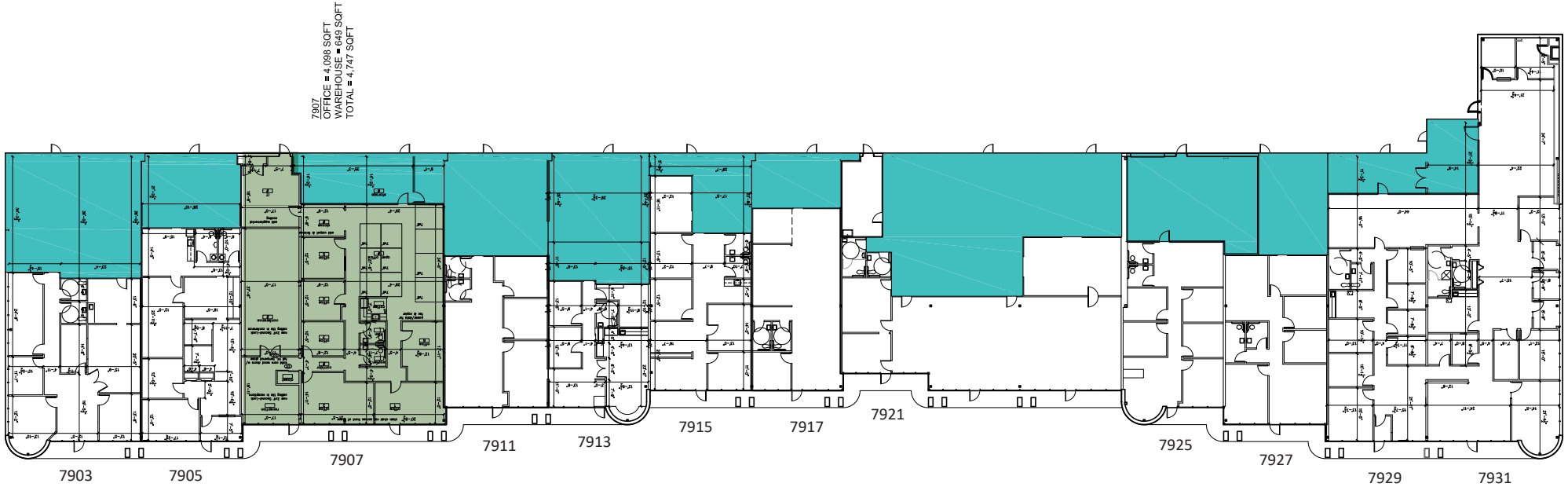
Hagen Vogel
816.878.6338
hvogel@blockllc.com

Building 20

7903 - 7931 Bond, Lenexa, Kansas

Pine Ridge Business Park

Floor Plan



Warehouse

N

4622 Pennsylvania Avenue, Suie 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

BLOCK REAL ESTATE SERVICES, LLC