

Building 23

11300-11316 West 80th Street, 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
- 25,221 SF “Heavy Power, Full AC” (Available)

For more information:

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General Building Information

Location:	11300-11316 West 80th Street Lenexa, Kansas
Building Size:	One Story Building; 88,423 SF
Parking Ratio:	250 Surface Spaces; 2.46 / 1,000 SF
Design Features:	This multi-tenant facility is designed to accommodate those users seeking 25,221 SF and up which require a drive-in and/or dock-high loading
Building Construction:	Precast concrete panels and glass
Zoning:	BP-1
Utilities:	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County

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25,221 SF

Space Available:	11306 West 80th Street Lenexa, Kansas
SF Available:	25,221 SF 7,516 Office SF; 3,113 Production SF; 14,592 Warehouse SF
Loading:	5 dock-high doors
Power:	800 Amps feeding 120/208v (3-ph 4 wire) 480v Transformer Cummins 600-gallon generator
Clear Height:	24'
Sprinkler:	Yes
Base Rent:	\$8.00 PSF (Est.)
CAM:	\$1.94 PSF
RE Taxes:	\$2.78 PSF
Insurance:	\$0.28 PSF
Park CAM:	Maximum \$0.08 PSF

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Floor Plan

