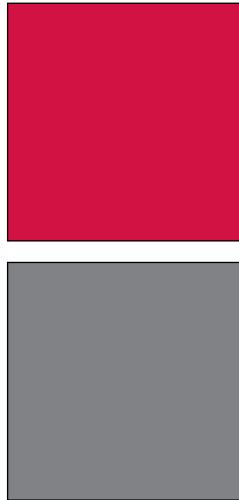
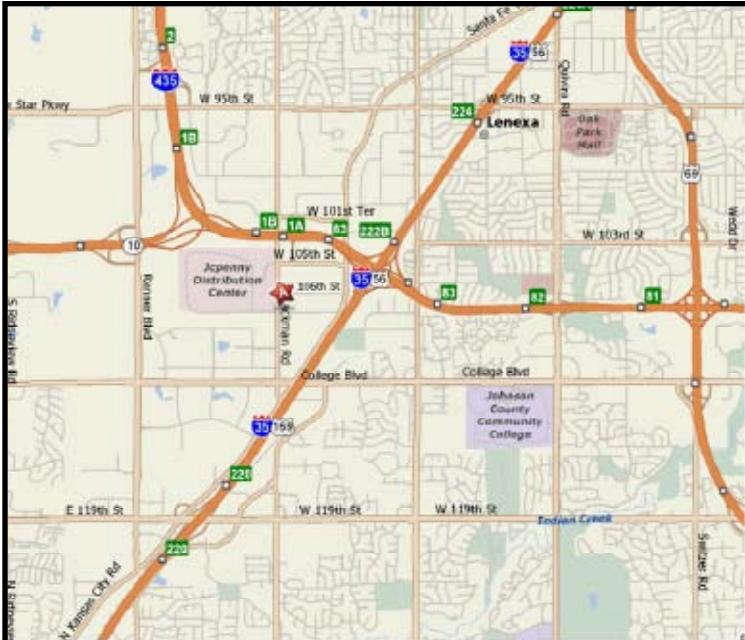


INDUSTRIAL PROPERTY FOR LEASE
LACKMAN BUSINESS CENTER
 10571 Lackman Road
 Lenexa, Kansas



Property Highlights

- 2,660 SF Available
- 1,500 SF Office
- 1,160 SF Warehouse
- \$10.50 PSF Gross Industrial
- Excellent Office/Warehouse, Service Center and Distribution Space
- 14' Clear Height
- 1 Drive-In Door
- Immediate I-435/K-10 Access at 95th Street and Lackman Road
- Convenient Access to I-35, I-635, I-70 and K-10
- Abundant Services Nearby

For more information or to schedule a tour, give us a call.

Kevin Wilkerson
 913.469.4601 Direct
 wilkerson@capital-kc.com

Phillip Algrim, SIOR
 913.469.4605 Direct
 algrim@capital-kc.com

Erik Lund
 913.469.4609 Direct
 lund@capital-kc.com



Commercial Real Estate Services, Worldwide.

7500 College Boulevard • Suite 920 • Overland Park KS 66210

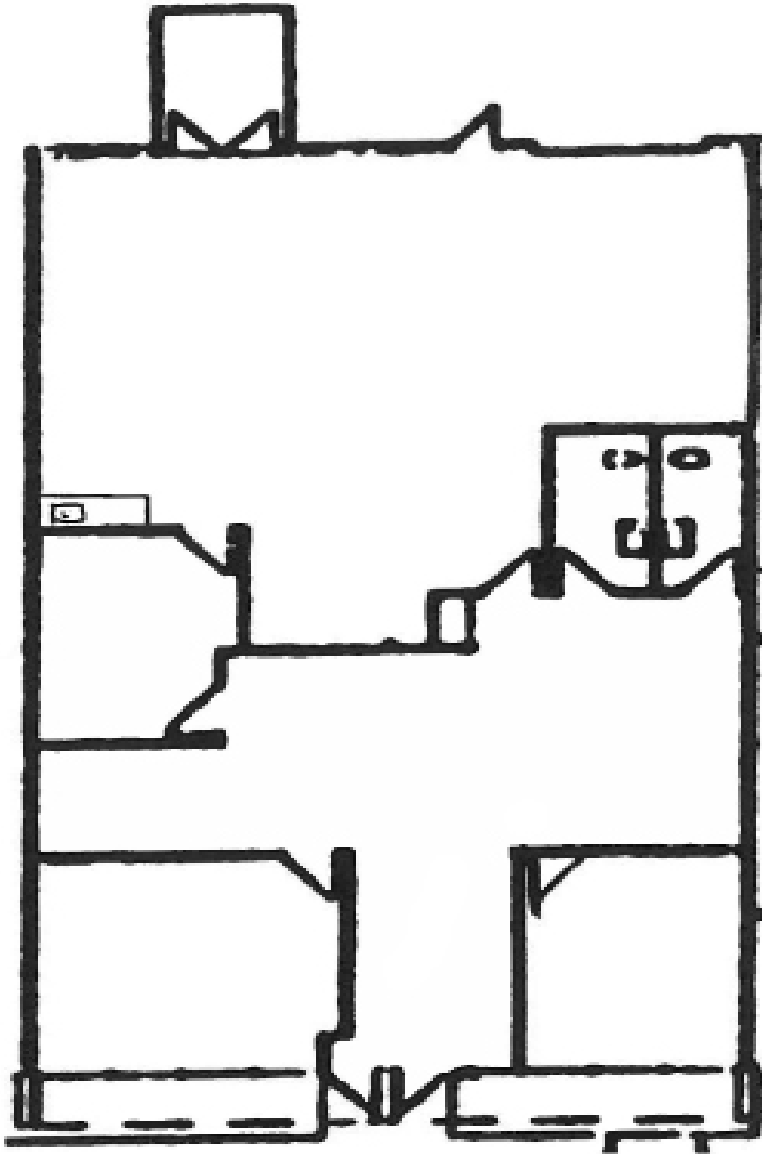
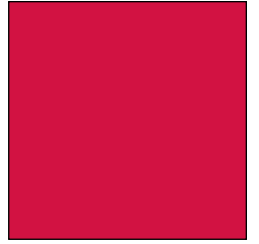
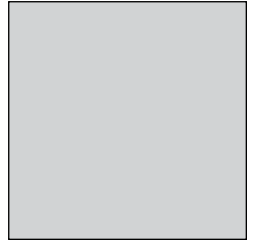
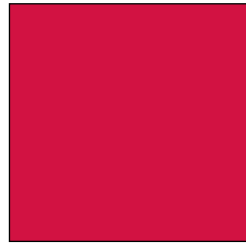
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

www.capital-kc.com

LACKMAN BUSINESS CENTER

10571 Lackman Road

Lenexa, Kansas



2,660 SF

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**Lackman Business Center
10571 Lackman Road
Lenexa, Kansas**

Leasing Information:

| | | | |
|------------------------|---------|-----------------------------|------------|
| Square Feet: | ± 2,660 | Lease Rate Per Month: | \$2,327.50 |
| Office Square Feet: | ± 1,500 | Lease Rate Per Square Foot: | ± \$10.50 |
| Warehouse Square Feet: | ± 1,160 | Lease Type: | Gross |

Building Data:

| | | | |
|----------------------------|-------------|--------------------------|-----------|
| Private Offices: | 3 | Clear Height: | 14' |
| Restrooms: | 2 | Column Spacing: | Varies |
| Electrical Service: | N/A | Dock-High Doors: | N/A |
| Warehouse Lighting System: | Fluorescent | Size of Dock-High Doors: | N/A |
| Warehouse Heating System: | F.A.G. | Drive-In Doors: | 1 |
| Sprinkler System: | None | Size of Drive-In Doors: | 10' x 10' |

Site Data:

| | | | |
|--------------|----------------|-----------------|----------------|
| Zoning: | BP-2 | Gas: | KPL |
| Electricity: | KCPL | Sanitary Sewer: | Johnson County |
| Water: | Johnson County | | |

For Additional Information Contact:



7500 College Blvd., Suite 920
Overland Park, Kansas 66210
913.469.4600, Fax: 913.469.4650