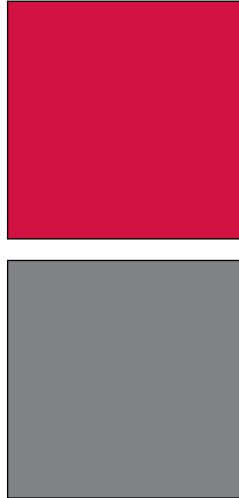
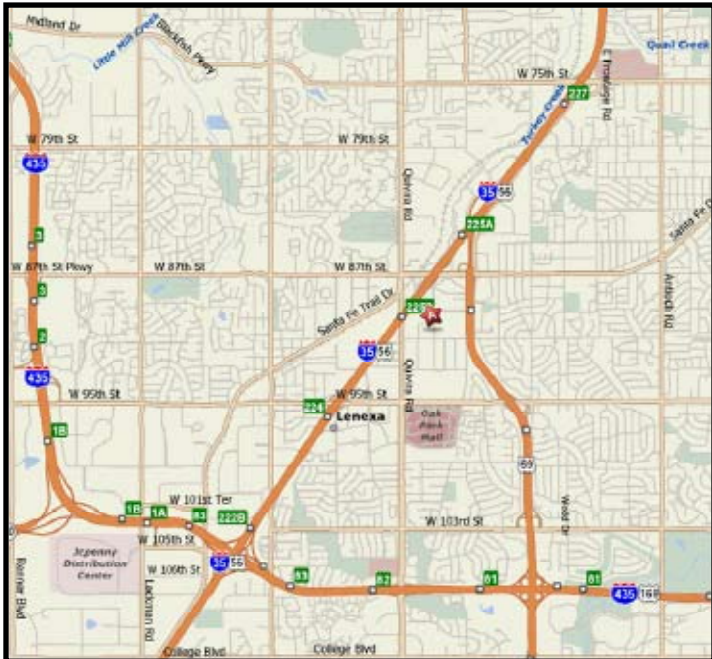


INDUSTRIAL PROPERTY FOR LEASE
CONGLETON INDUSTRIAL PARK
 Building 5 - 9024 Cody
 Overland Park, Kansas



Property Highlights

- Up to 5,011 SF Available
- 718 SF Office
- 4,293 SF Warehouse
- \$6.75 PSF Gross Industrial
- Excellent Office/Warehouse Location
- 14' Clear Height
- One (1) Van High Door (10'x10')
- One (1) Drive-In Door (10'x10')
- Excellent I-35 Highway Access at 87th and 95th Streets
- Convenient Access to I-435 and 69 Highway at 87th Street
- 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
 algrim@capital-kc.com

Erik Lund
 913.469.4609
 lund@capital-kc.com



Commercial Real Estate Services, Worldwide.

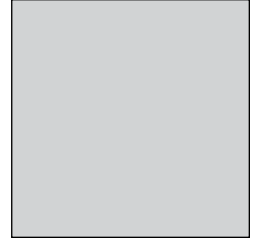
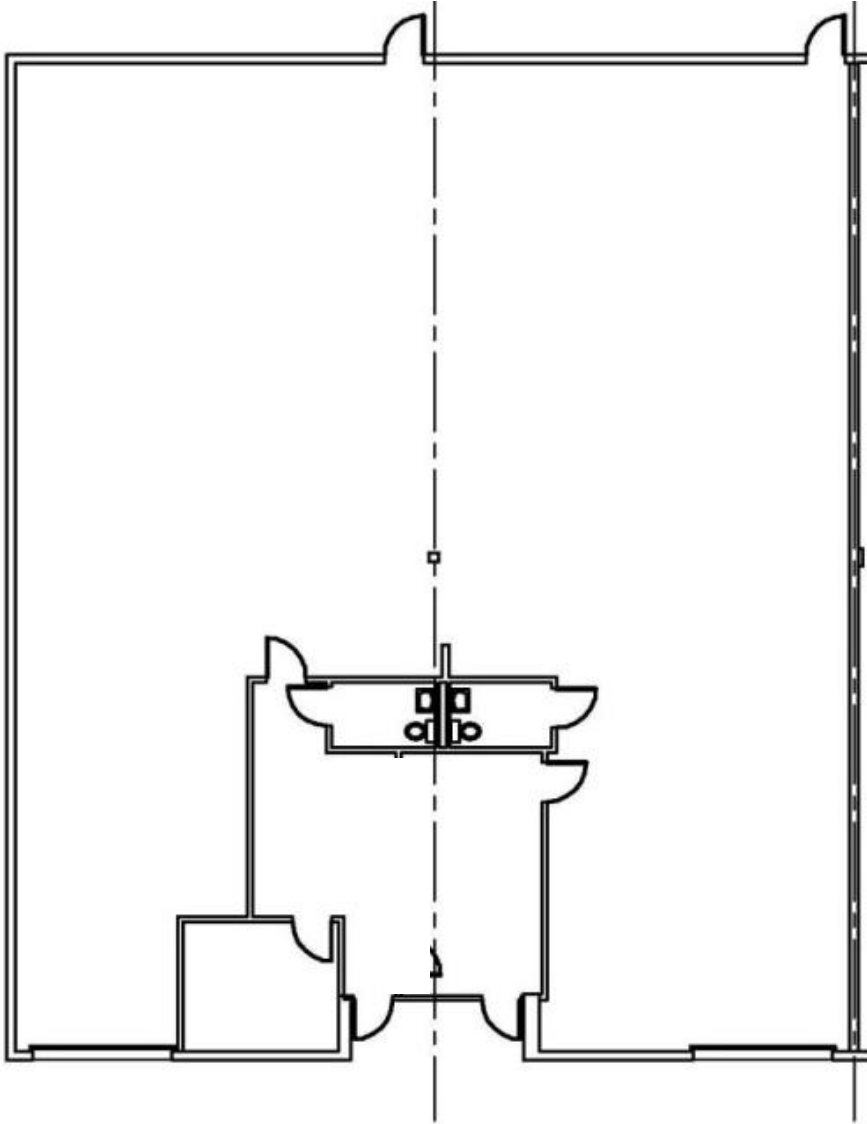
7500 College Boulevard • Suite 920 • Overland Park KS 66210

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

CONGLETON INDUSTRIAL PARK

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Building 5
Up to 5,011 SF

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**Congleton #5
9024 Cody
Overland Park, Kansas**

Leasing Information:

Square Feet:	± 5,011	Lease Rate Per Month:	\$2,820.00
Office Square Feet:	± 718	Lease Rate Per Square Foot:	± \$6.75
Warehouse Square Feet:	± 4,293	Lease Type:	Gross

Building Data:

Private Offices:	1	Clear Height:	14'
Restrooms:	2	Column Spacing:	Varies
Electrical Service:	208/120V, 3 ϕ	Van-High Doors:	1
Warehouse Lighting System:	Fluorescent	Size of Dock-High Doors:	10' x 10'
Warehouse Heating System:	F.A.G.	Drive-In Doors:	1
Sprinkler System:	N/A	Size of Drive-In Doors:	10' x 10'

Site Data:

Zoning:	M1	Gas:	KPL
Electricity:	KCPL	Sanitary Sewer:	Johnson County
Water:	Johnson County		

For Additional Information Contact:

NAI Capital Realty

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

All information furnished concerning property for sale or lease is obtained from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale or lease, or withdrawal without notice.