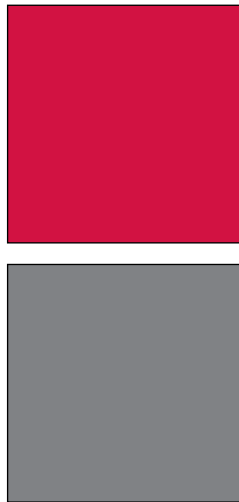


INDUSTRIAL PROPERTY FOR LEASE
PFLUMM BUSINESS CENTER
 Building 4 - 9816 Pflumm Road
 Lenexa, Kansas



Property Highlights

- Up to 2,400 SF Available
- 700 SF Office
- 1,700 SF Warehouse
- \$8.50 PSF Gross Industrial
- 12' Clear Height
- Excellent Office/Warehouse and Service Center Space
- 1 Dock-High Door
- Conveniently located at 98th Street and Pflumm Road
- Interstate Access at 95th Street and I-35
- Immediate Access to I-435 and I-35
- 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
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NAI Capital Realty

Commercial Real Estate Services, Worldwide.

7500 College Boulevard • Suite 920 • Overland Park KS 66210

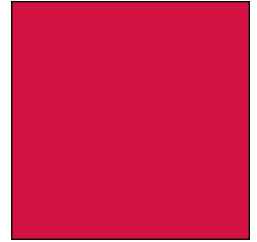
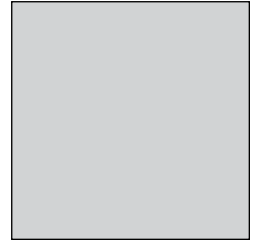
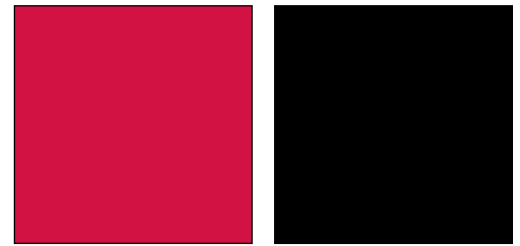
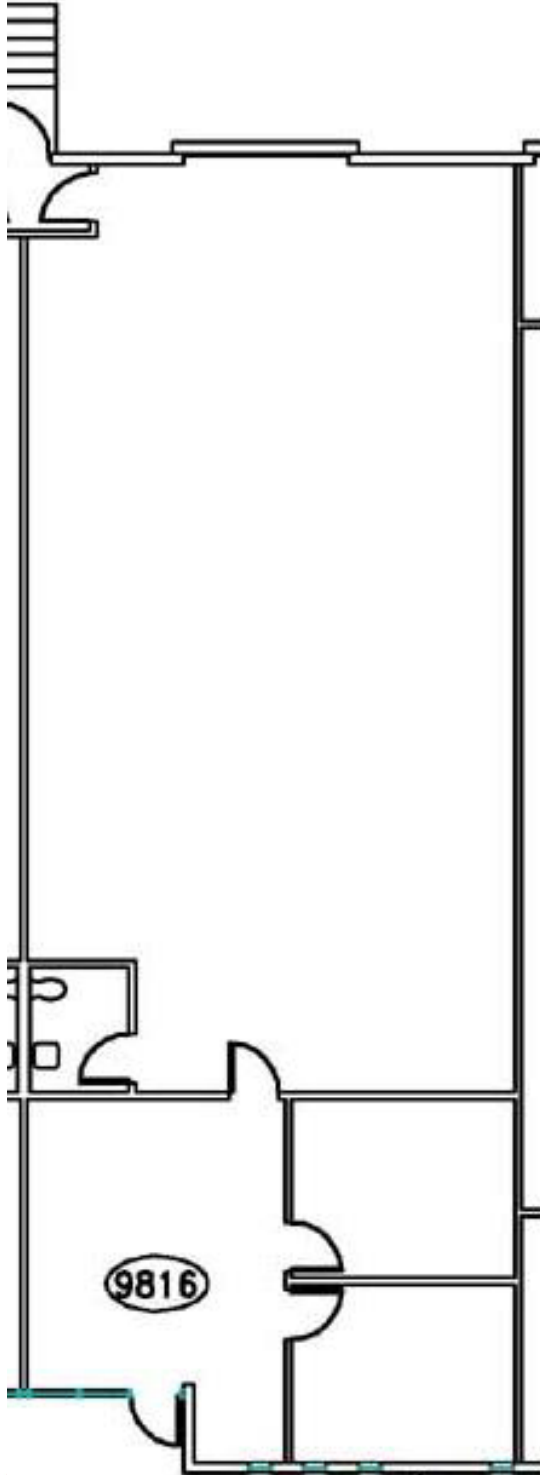
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

www.capital-kc.com

PFLUMM BUSINESS CENTER

Building 4 - 9816 Pflumm Road

Lenexa, Kansas



Building 4
2,400 SF

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**Pflumm Business Center
9816 Pflumm**

Leasing Information:

Square Feet:	± 2,400 sq. ft.	Lease Rate Per Month:	\$1,700.00
Office Square Feet:	± 700 sq. ft.	Lease Rate Per Square Foot:	± \$8.50
Warehouse Square Feet:	± 1,700 sq. ft.	Lease Type:	Gross

Building Data:

Private Offices:	2	Clear Height:	12'
Restrooms:	1	Column Spacing:	30' x 30'
Electrical Service:	N/A	Dock High Doors:	1
Warehouse Lighting System:	Fluorescent Strip	Size of Dock High Doors:	10' x 10'
Warehouse Heating System:	F.A.G.	Drive In Doors:	0
Sprinkler System:	None	Size of Drive In Doors:	N/A

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: 913469.4650