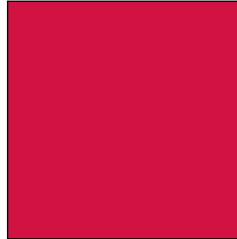


INDUSTRIAL PROPERTY FOR LEASE
CONGLETON INDUSTRIAL PARK
Building 1 - 11878 West 91st Street
Overland Park, Kansas



Property Highlights

- Up to 3,307 SF Available
- 1,800 SF Office
- 1,507 SF Warehouse
- \$7.75 PSF Gross Industrial
- Excellent Office/Warehouse Location
- 14' Clear Height
- 1 Dock High 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.

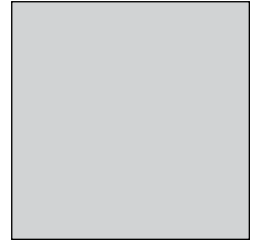
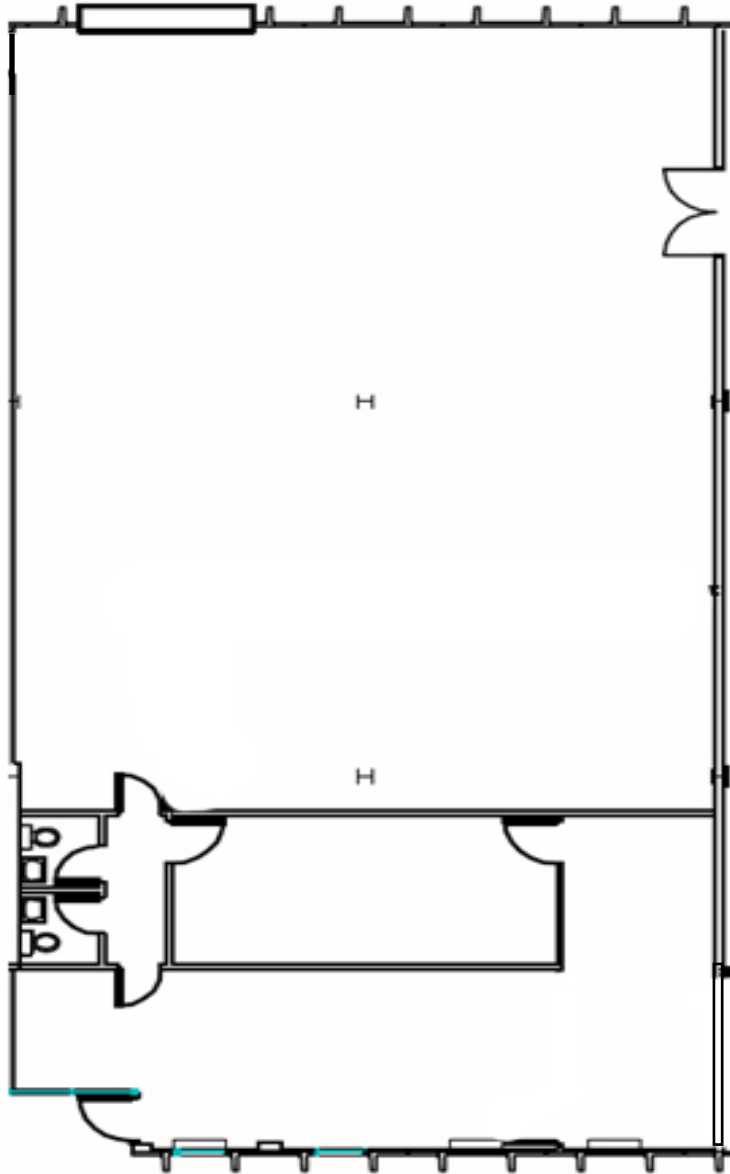
7500 College Boulevard • Suite 920 • Overland Park KS 66210

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

Building 1 - 11878 West 91st Street
Overland Park, Kansas



Building 1
Up to 3,307 SF

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

NAI Capital Realty

Commercial Real Estate Services, Worldwide.

7500 College Boulevard • Suite 920 • Overland Park KS 66210



**Congleton #1
11878 W 91st Street
Overland Park, Kansas**

Leasing Information:

| | | | |
|------------------------|---------|-----------------------------|------------|
| Square Feet: | ± 3,307 | Lease Rate Per Month: | \$2,135.77 |
| Office Square Feet: | ± 1,800 | Lease Rate Per Square Foot: | ± \$7.75 |
| Warehouse Square Feet: | ± 1,507 | Lease Type: | Gross |

Building Data:

| | | | |
|----------------------------|----------------------------|--------------------------|-----------|
| Private Offices: | 1 | Clear Height: | 14' |
| Restrooms: | 2 | Column Spacing: | Varies |
| Electrical Service: | 100A, 208/120V, 3 ϕ | Dock-High Doors: | 1 |
| Warehouse Lighting System: | Fluorescent & Metal Halite | 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: | 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.