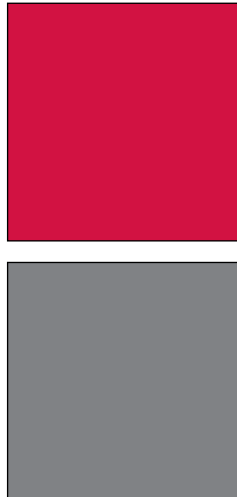


# INDUSTRIAL PROPERTY FOR LEASE CONGLETON INDUSTRIAL PARK Building 1 - 11884 West 91st Street Overland Park, Kansas



## Property Highlights

- Up to 2,179 SF Available
- 440 SF Office
- 1,739 SF Warehouse
- \$8.00 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.

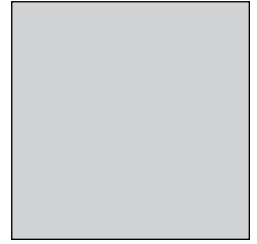
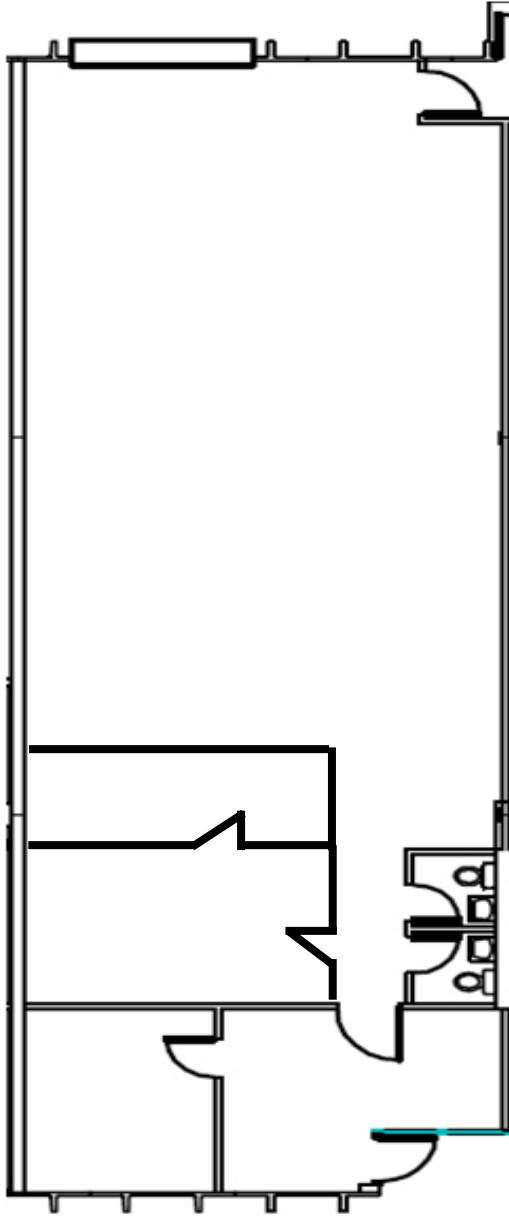
7500 College Boulevard • Suite 920 • Overland Park KS 66210

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](http://www.capital-kc.com)

# CONGLETON INDUSTRIAL PARK

Building 1 - 11884 West 91st Street  
Overland Park, Kansas



Building 1  
Up to 2,179 SF

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**Congleton #1  
11884 W 91<sup>st</sup> St.  
Overland Park, Kansas**

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**Leasing Information:**

Square Feet:	± 2,179	Lease Rate Per Month:	\$1,453.00
Office Square Feet:	± 440	Lease Rate Per Square Foot:	± \$8.00
Warehouse Square Feet:	± 1,739	Lease Type:	Gross

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**Building Data:**

Private Offices:	3	Clear Height:	14'
Restrooms:	2	Column Spacing:	Varies
Electrical Service:	100A, 208/120V, 3φ	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

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**Site Data:**

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

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**For Additional Information Contact:**

**NAI Capital Realty**

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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.