Price Reduction

Office/Warehouse Space Available

- 8,192 RSF available (±6,704 SF office & ±1,488 SF warehouse)

- Excellent access to 69 Hwy and I-35 in the heart of highly-desirable Johnson County submarket

- Located in Congelton Industrial Park

- Exterior/monument signage opportunity available

- Fully renovated in 2012 (Free stainless steel appliances and marble counter tops in break rooms)

- Flex capabilities and loading

For more information:

Andrew T. Block
816.412.5873
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BLOCK
REAL ESTATE SERVICES, LLC

Building Specifications

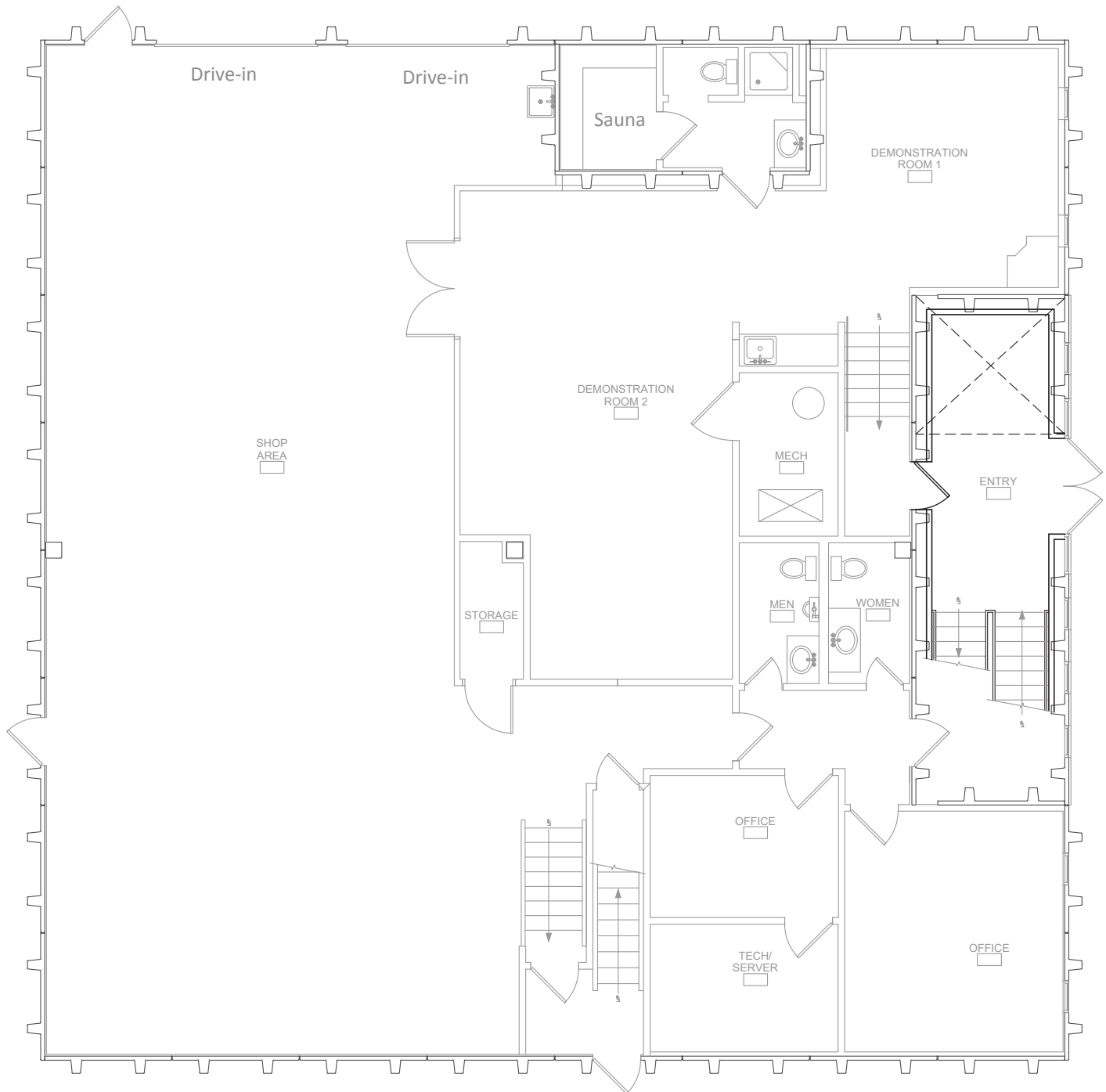|	
Building Size:	8,192 SF (±6,704 SF office & ±1,488 SF warehouse)
Building Description:	Two-story concrete tilt-up
Space Available:	8,192 SF available
Available:	Immediately
Sale Price:	$885,000
Parking:	3.6 : 1,000
Zoning:	M-1 (Industrial Park District)
Loading:	2 drive-in door
Utilities:	Electricity - Kansas City Power and Light Gas - KPL Gas Services Water - Water District #1 of Johnson County
Included in Sale:	<u>Stainless Steel Appliances & Other</u> • Refrigerator in Break Room • Ice Maker • Microwave • Keurig • Single Zone Wine Rerigerator Unit • Marble Countertops in Break Room • Multiple Cube Sets and Nice Wooden Office Desks/Sets
Seller Offering:	Repaint Exterior of Building to Buyer Specifications

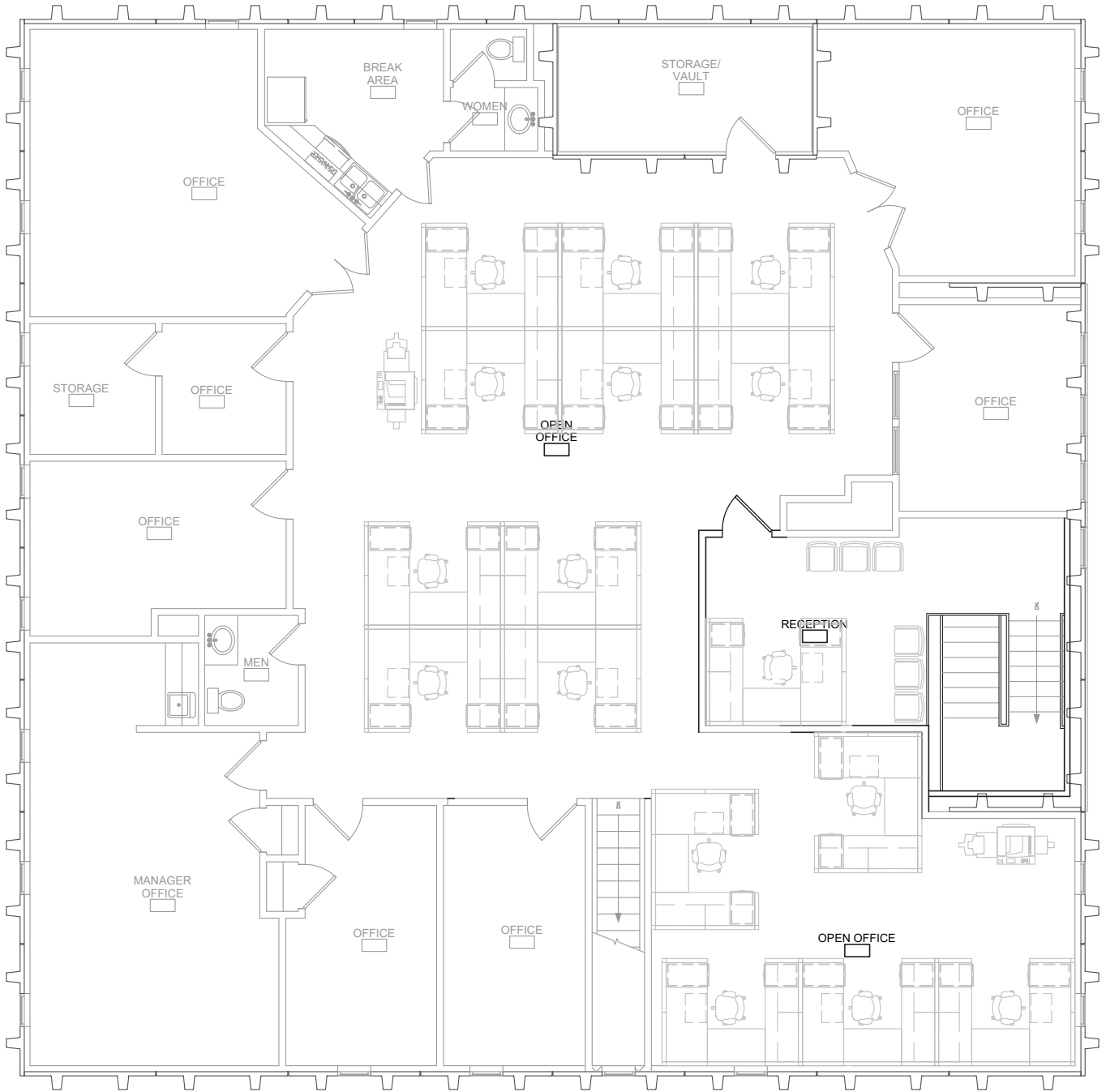Great visibility and easy access to I-35, 69 Hwy, I-435, 87th, and 95th Street

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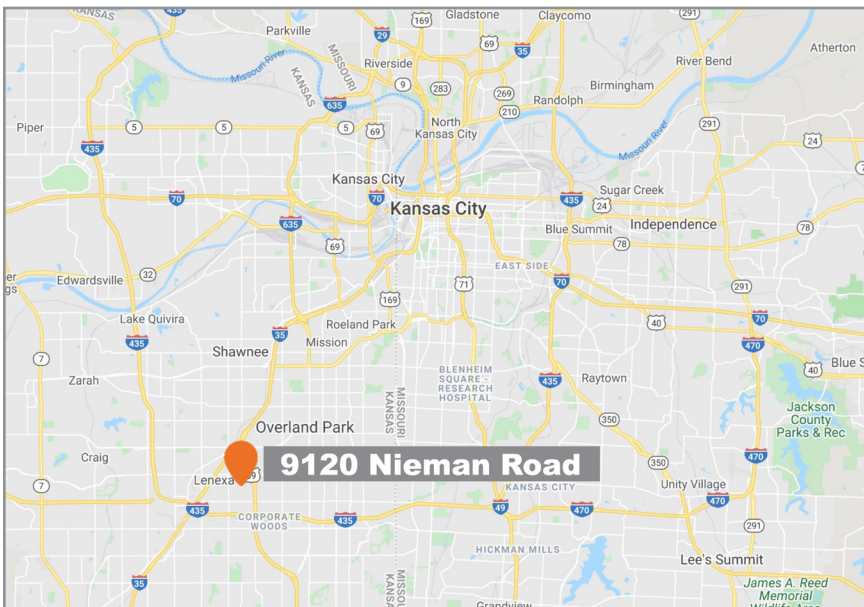ablock@blockllc.com

Lower Level Floor Plan

Drive-in

Drive-in

Sauna

DEMONSTRATION ROOM 1

DEMONSTRATION ROOM 2

SHOP AREA

MECH

ENTRY

STORAGE

MEN

WOMEN

OFFICE

TECH/ SERVER

OFFICE

For Sale

Upper Level Floor Plan

BREAK AREA

WOMEN

STORAGE/ VAULT

OFFICE

OFFICE

OFFICE

STORAGE

OFFICE

OPEN OFFICE

OFFICE

OFFICE

RECEPTION

MEN

MANAGER OFFICE

OFFICE

OFFICE

OPEN OFFICE

NORTH

1 Floor Plan
Upper Level
3/16" = 1'-0"

West 87th Street

69

INTERSTATE 35

West 91st Street

Quivira Road

9120 Nieman Road

West 95th Street

9120 Nieman Road

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