



Excellent Site!

- A 5,135 SF and a 8,085 SF space available immediately
- High visibility (29,900 cars per day) and an end-cap space!
- 2 dock-high doors (could be ramped for drive-in access)
- Immediate access to I-35, US-69, and I-435
- Many nearby retail amenities
- Fully air-conditioned with 12 ft dropped ceiling throughout space

For more information:

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Building Specifications

Total Square Feet:	33,921 SF		
Square Feet Available:	Suite #9219: 8,085 SF 100% climate-control space Suite #9205: 5,135 SF with 2,590 SF showroom		
Year Built:	1977		
Ceiling Height:	15' (Suite #9219 - 12' dropped ceiling throughout)		
Column Spacing:	30' 10" N-S x 40' 2" E-W		
Loading:	Suite #9219: 2 dock-high doors Suite #9205: 1 dock-high door (Could add ramp for drive-in access)		
Truck Court Depth:	74' 6"		
Floor Type:	6" thick - reinforced concrete		
Sprinkler:	Wet system		
Electric Service:	200 AMP, 120/208 V, 3-ph		
Lighting:	LED		
Type of Lease:	Net, Net		
Offering Rate:	\$7.25 per square foot		
Unit Photos:	9219: https://photos.app.goo.gl/gSbSiu7TK9gd1gNq8 9205: https://photos.app.goo.gl/Rw98DScvhWtkyPQu8		
Net Charges: (2019 Est.)	CAM:	\$1.70 PSF	
	Property Taxes:	\$1.41 PSF	
	<u>Insurance:</u>	<u>\$0.09 PSF</u>	
	Total:	\$3.19 PSF	

Congleton Distribution Center #2

9205 & 9219 Quivira Rd., Overland Park, Kansas

For Lease



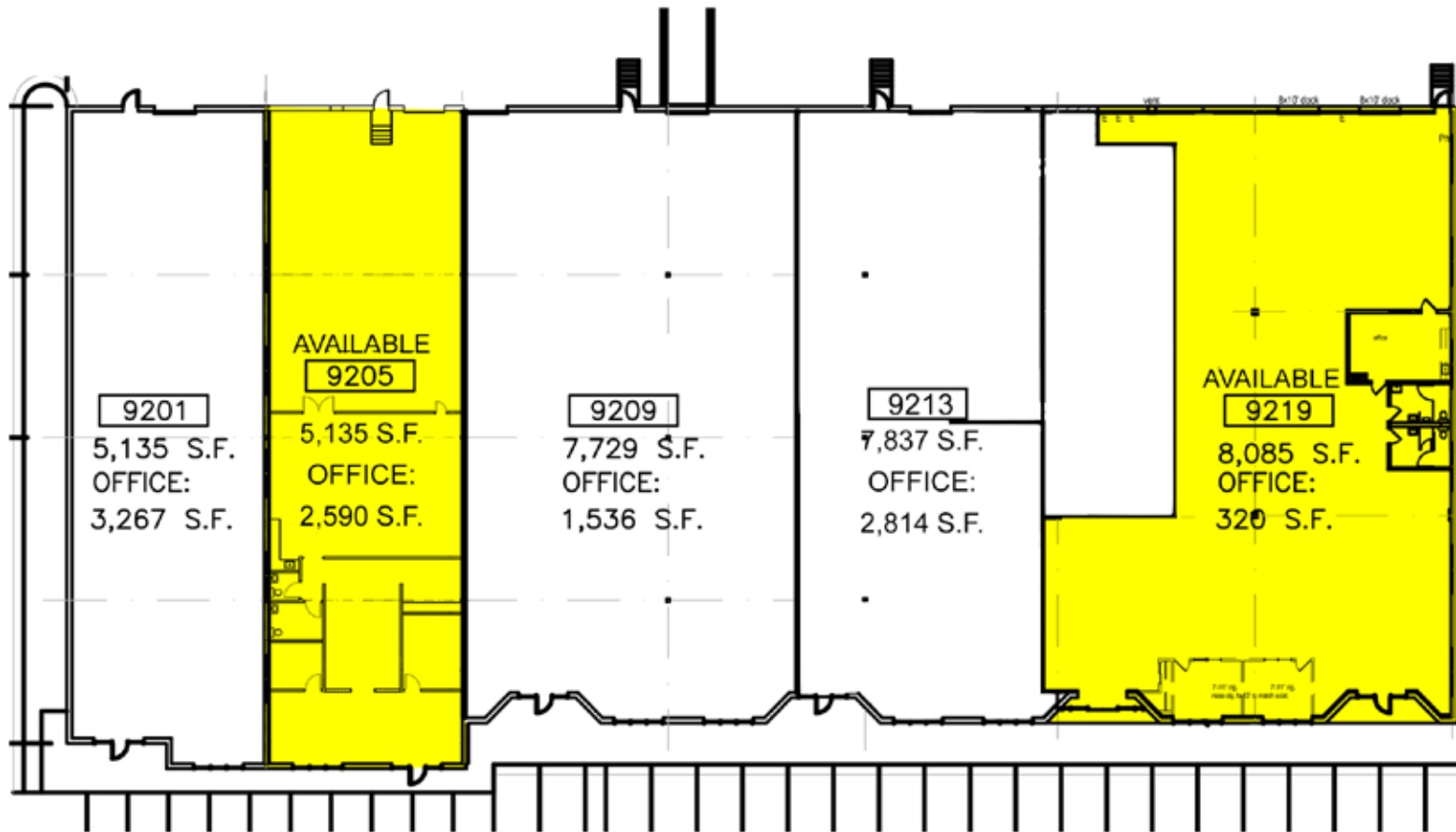
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REAL ESTATE SERVICES, LLC

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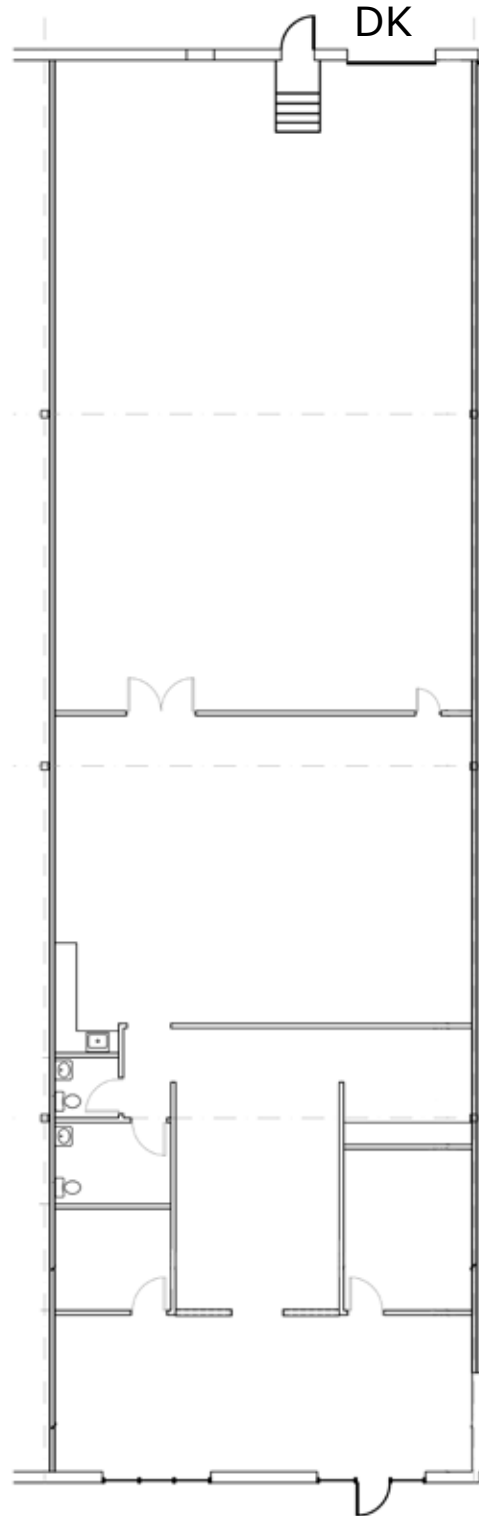


2 | site plan
scale: 1" = 40'



9205 Floor Plan

Total: 5,135 SF
Office: 2,590 SF

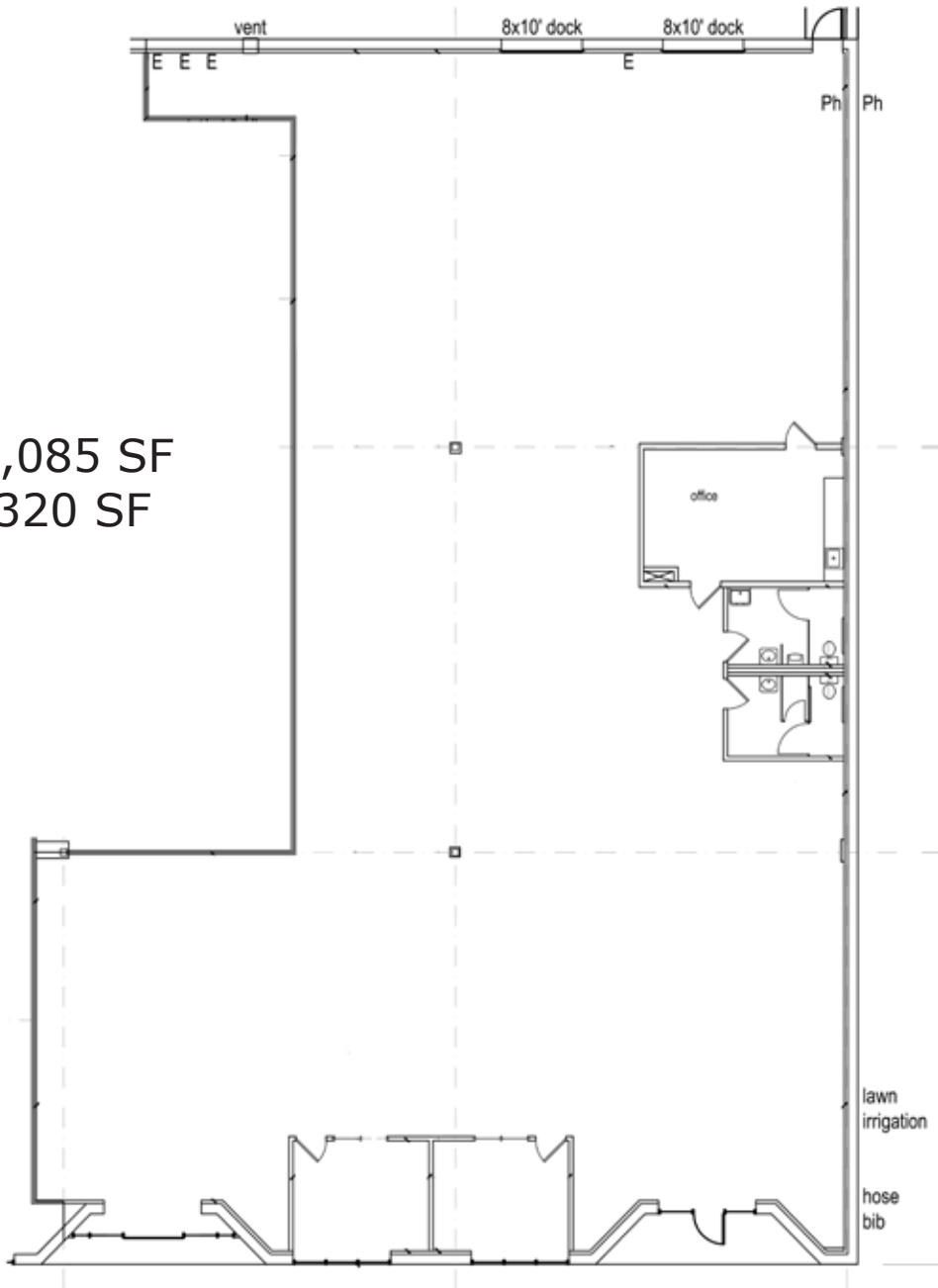


1 | floor plan
scale: 1/8" = 1'-0"



9219 Floor Plan

Total: 8,085 SF
Office: 320 SF

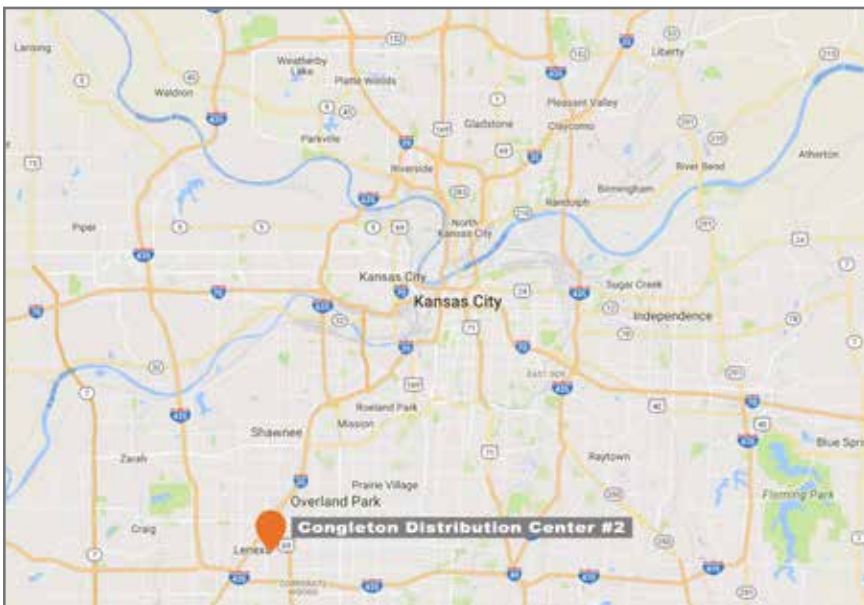
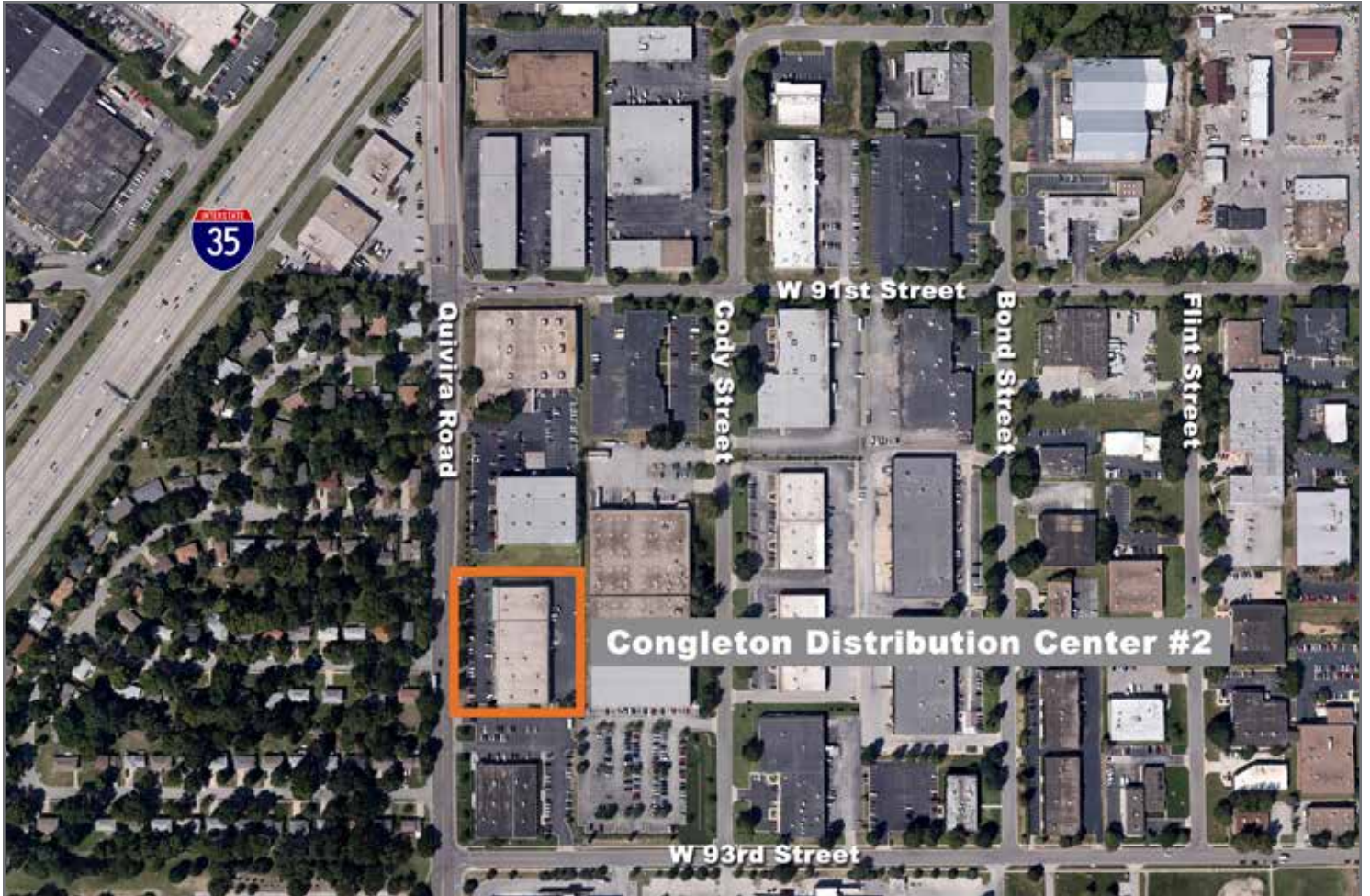


1 floor plan
scale: 1/8" = 1'-0"
north

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