

CONTINENTAL BUSINESS PARK

22105-22123 W. 83RD STREET, SHAWNEE, KANSAS 66227

FOR LEASE

PRICE: \$12.00 SF + NNN (\$3.96 SF)

Highlights:

- Highly Desirable Johnson County Location
- Professionally Managed
- Zoning: CH
- Competitive Pricing
- Updated Suites with Ample Parking
- Excellent Highway Access
- Drive-In Loading



Building 1 - Suite 22109 & 22111	
Available SF	3,000-6,000SF (1,500-3,000 SF Office)
Garage Measurements	6'6"x8'
Availability	Immediately
Divisible to	3,000 SF

Building 1 - Suite 22115	
Available SF	3,000 SF
Garage Measurements	6'6"x8'
Availability	May 2022

For more information, please contact:

Mike Rivera
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Catie Sullivan
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AMG Commercial Realty
5600 W 95th Street, Suite 307
Overland Park, KS 66207
www.assetmgmtgrp.com

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Property Features

Building 1 :

- Total Building Size: 30,000 SF
- Clear Height: 9'
- Loading: 8' Drive-In Doors
- Warehouse Ceiling Height: 9'7"
- Roof: Metal
- Parking: 64 Striped Spaces in Front
- Year Built: 2002
- Land Area: 2.38 AC
- Updated Interiors
- 25,000 +/- SF of Paved Outdoor Storage units behind Building 1 that allows for additional storage

Building 2 & 3 (100% Leased):

- Total Building Size: 27,200 SF
- Clear Height: 14'
- Loading: 12' Drive-In Doors
- Roof: Metal
- Parking: 87 Spaces
- Land Area: 3.04 AC
- Year Built: 2008



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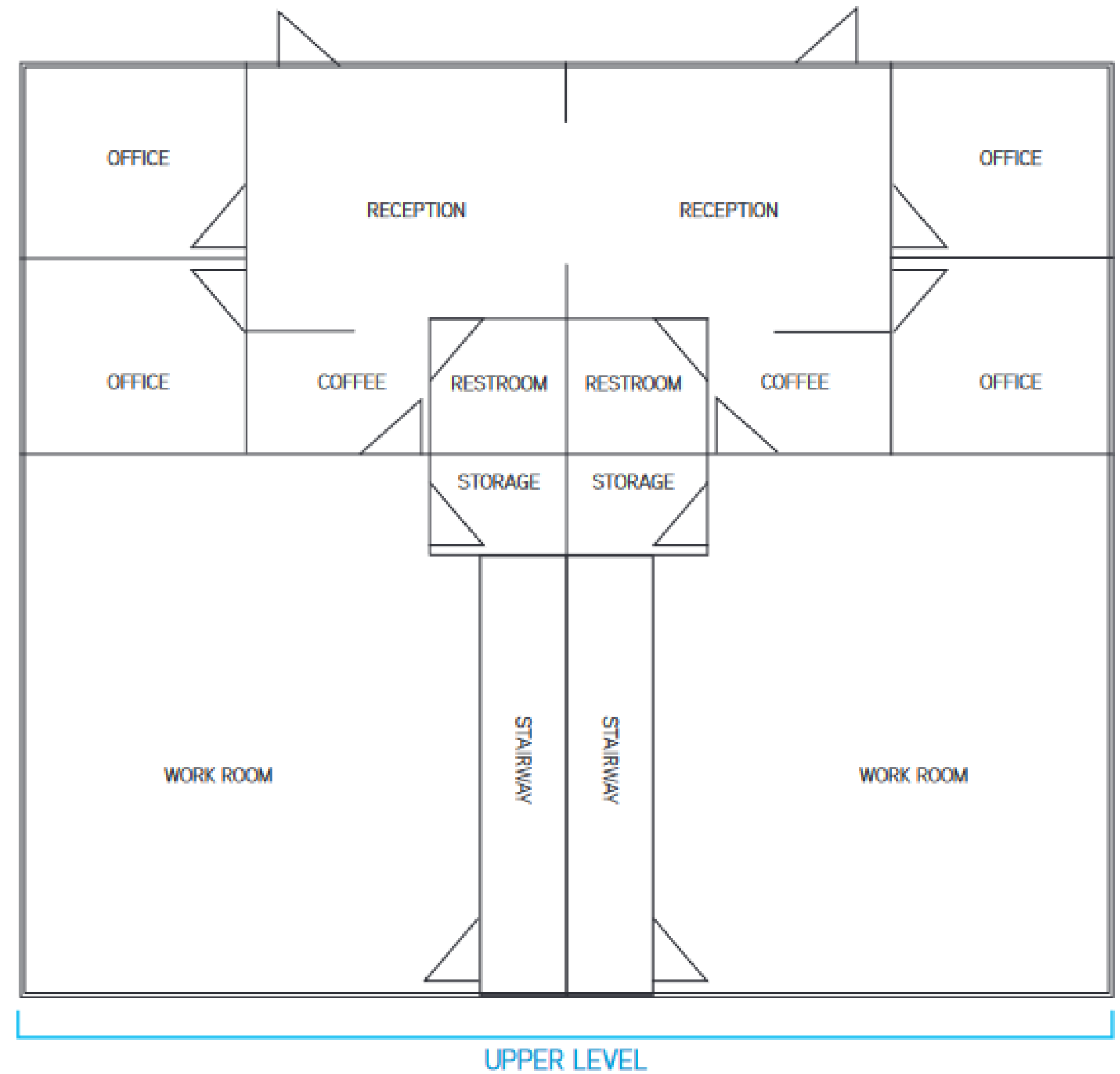
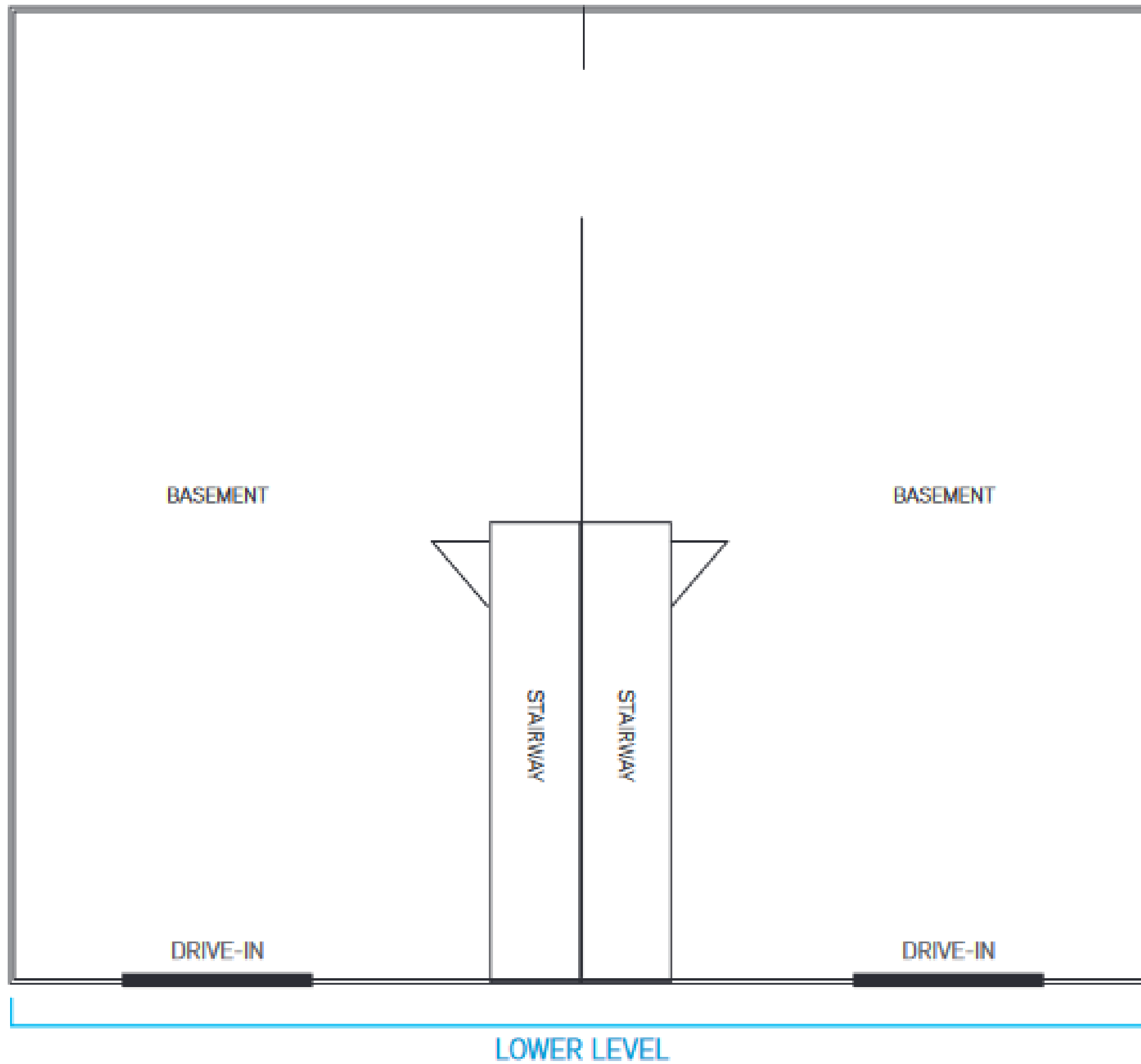
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Building 1 Suite Availability

- = available now
- = available May 2022



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