

# 10800

## Pflumm Road

Lenexa, Kansas



FOR SALE OR LEASE > INDUSTRIAL/MANUFACTURING BUILDING



**JOHN STAFFORD** Sior  
+1 816 556 1184  
[john.stafford@colliers.com](mailto:john.stafford@colliers.com)

**JACK HIGGINS**  
+1 816 556 1170  
[jack.higgins@colliers.com](mailto:jack.higgins@colliers.com)



## FOR SALE OR LEASE > 10800 Pflumm Road, Lenexa, Kansas



- > Located in the heart of Johnson County, Kansas City's most desirable industrial submarket
- > Excellent access to I-35 and I-435
- > Rare single tenant in-fill opportunity
- > Abundant retail amenities surrounding



TOTAL SIZE	113,395± SF
	> Office first floor: 9,586± SF
	> Office second floor: 12,034± SF
	> Production: 80,354± SF
	> Basement: 10,390± SF

\*Mezzanine: (13,040± SF not included in total SF)

LAND AREA	7.86 acres
-----------	------------

ZONING	BP2
--------	-----

YEAR BUILT	1968
------------	------

CONSTRUCTION	Masonry
--------------	---------

ROOF	TPO membrane installed in 2010 (under warranty until 2030)
------	---

COLUMN SPACING	30'x40'
----------------	---------

LOADING	3 dock-high and 1 drive-in (12'x14')
---------	--------------------------------------

CLEAR HEIGHT	20'
--------------	-----

PARKING	357 spaces, 3.1:1,000 SF
---------	--------------------------

HVAC	Fully climate controlled 16 RTUs, 2-16 tons each
------	---

ELECTRICAL	(2) 2,000 amp, 480v services
------------	------------------------------

FIRE SUPPRESSION	Wet
------------------	-----

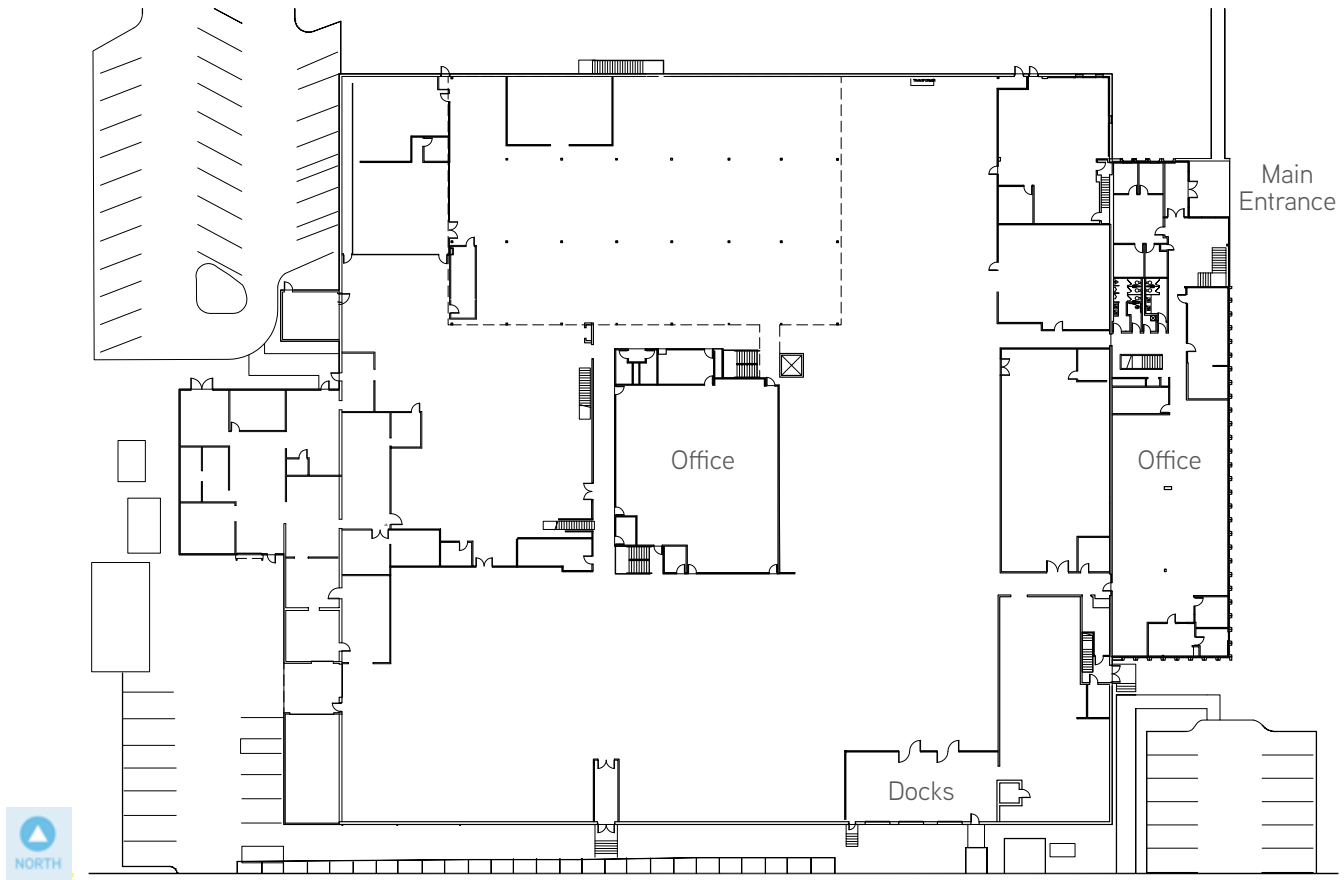
SALE PRICE	Not priced
------------	------------

LEASE RATE	\$3.65 PSF Net
------------	----------------

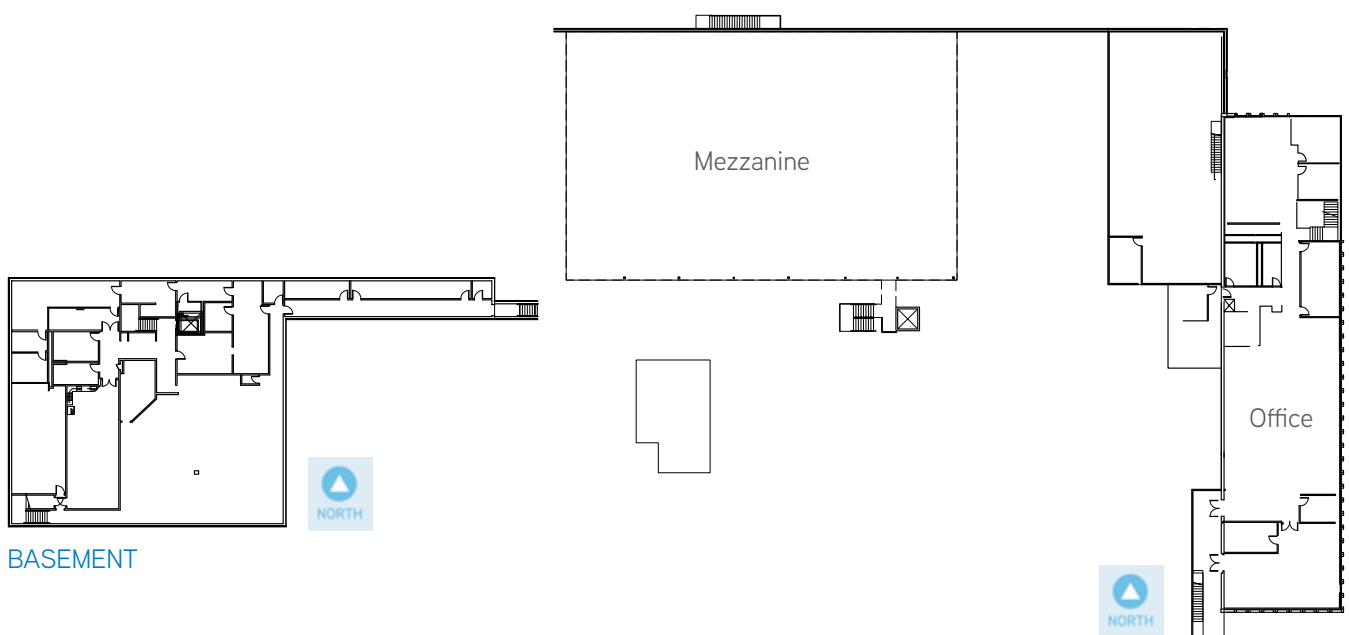




## FLOOR PLANS



FIRST FLOOR



BASEMENT

SECOND FLOOR

# FOR SALE OR LEASE > 10800 Pflumm Road, Lenexa, Kansas



**JOHN STAFFORD** Sior  
+1 816 556 1184  
[john.stafford@colliers.com](mailto:john.stafford@colliers.com)

**JACK HIGGINS**  
+1 816 556 1170  
[jack.higgins@colliers.com](mailto:jack.higgins@colliers.com)

**COLLIERS INTERNATIONAL**  
4520 MAIN STREET  
SUITE 1000  
KANSAS CITY, MO 64111  
[colliers.com/kansascity](http://colliers.com/kansascity)



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.