



## Excellent Site!

- 5,135 SF - 8,085 SF Available for Lease
- 8,085 SF warehouse/showroom available with full HVAC at 12 FT dropped ceiling throughout space and 2 dock-high doors (could be ramped)
- 5,135 SF space includes a 1,833 SF office/showroom with a dock-high door (could be ramped)
- High visibility (29,900 cars per day) and an end-cap space!
- Retail frontage off Quivira just north of Oak Park Mall
- Immediate access to I-35, US-69, and I-435
- Many nearby retail amenities

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy.

This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

## For more information:

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## Building Specifications

Total Square Feet:	33,921 SF
Square Feet Available:	8,085 SF
Year Built:	1977
Ceiling Height:	14'
Column Spacing:	30' 10" N-S x 40' 2" E-W
Loading:	2 dock-high doors
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

Net Charges: (2019 Est.)	CAM:	\$1.70 PSF
	Property Taxes:	\$1.41 PSF
	Insurance:	\$0.09 PSF
	Total:	\$3.19 PSF

## 9205 Specifications

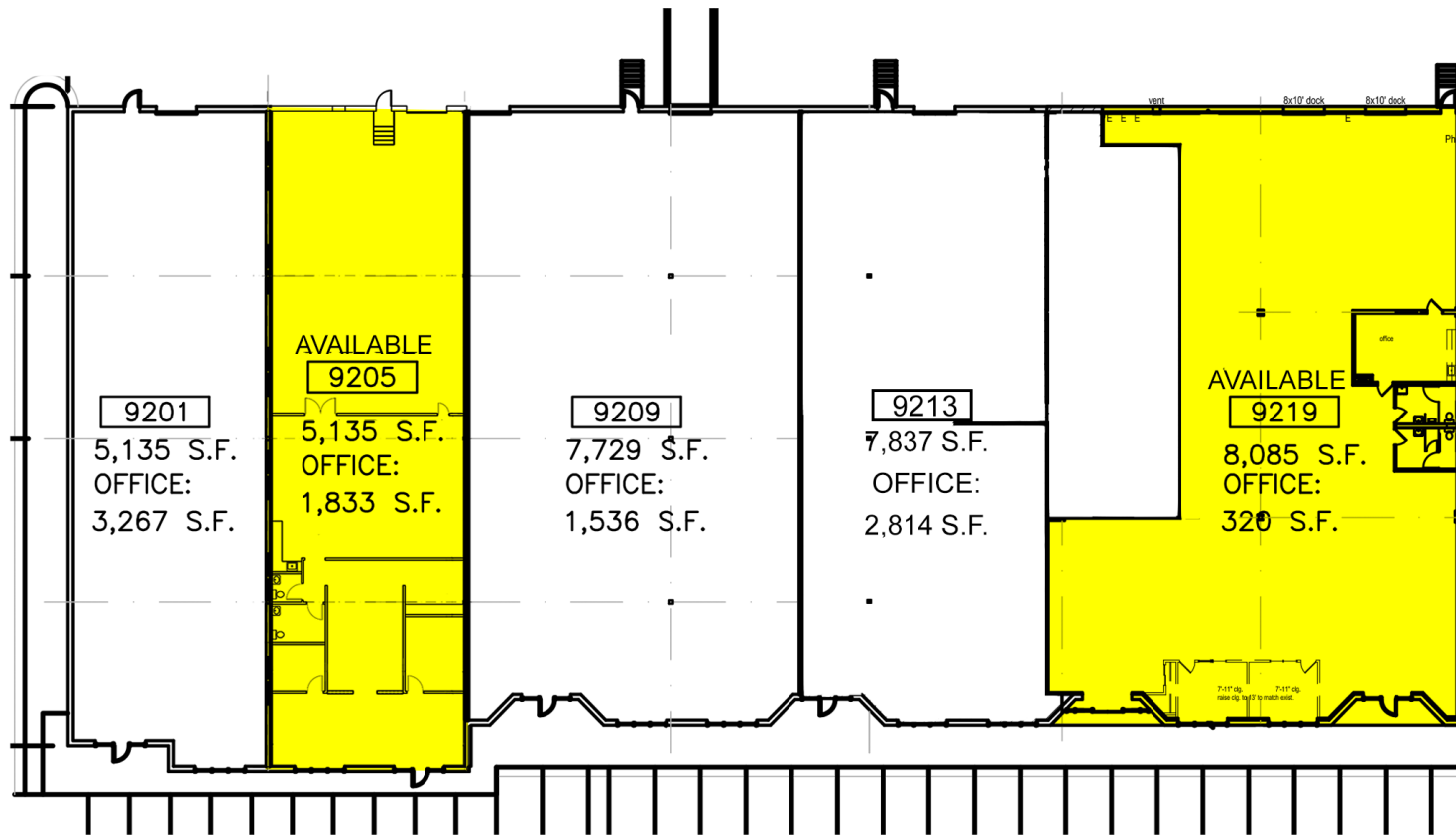
Total Square Feet:	33,921 SF	
Square Feet Available:	5,135 SF	
Year Built:	1977	
Ceiling Height:	14'	
Column Spacing:	30' 10" N-S x 40' 2" E-W	
Loading:	1 dock-high door	
Truck Court Depth:	74' 6"	
Floor Type:	6" thick - reinforced concrete	
Sprinkler:	Wet system	
Electric Service:	200 AMP, 120/208 V, 3-ph	
Lighting:	LED	
Type of Lease:	Net, Net	
Offering Rate:	\$7.50 per square foot	
Net Charges: (2019 Est.)	CAM:	\$1.70 PSF
	Property Taxes:	\$1.41 PSF
	Insurance:	\$0.09 PSF
	Total:	\$3.19 PSF



# Congleton Distribution Center #2

9219 Quivira Rd., Overland Park, Kansas

# For Lease

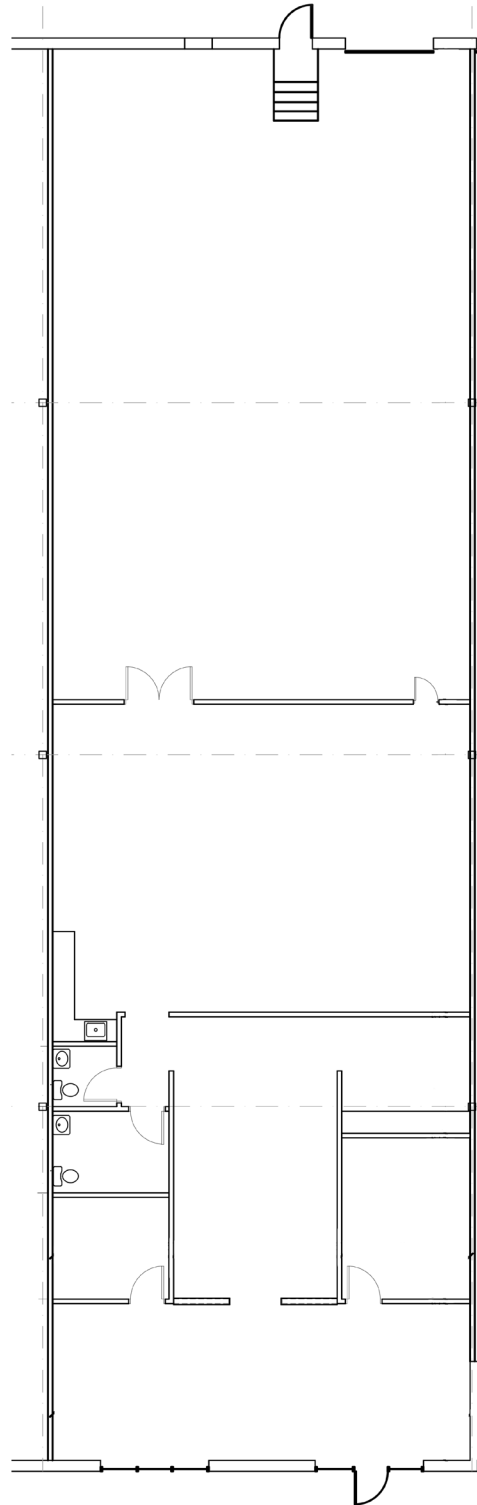


**2** | site plan  
scale: 1" = 40'



## 9205 Floor Plan

Total: 5,135 SF  
Office: 1,833 SF

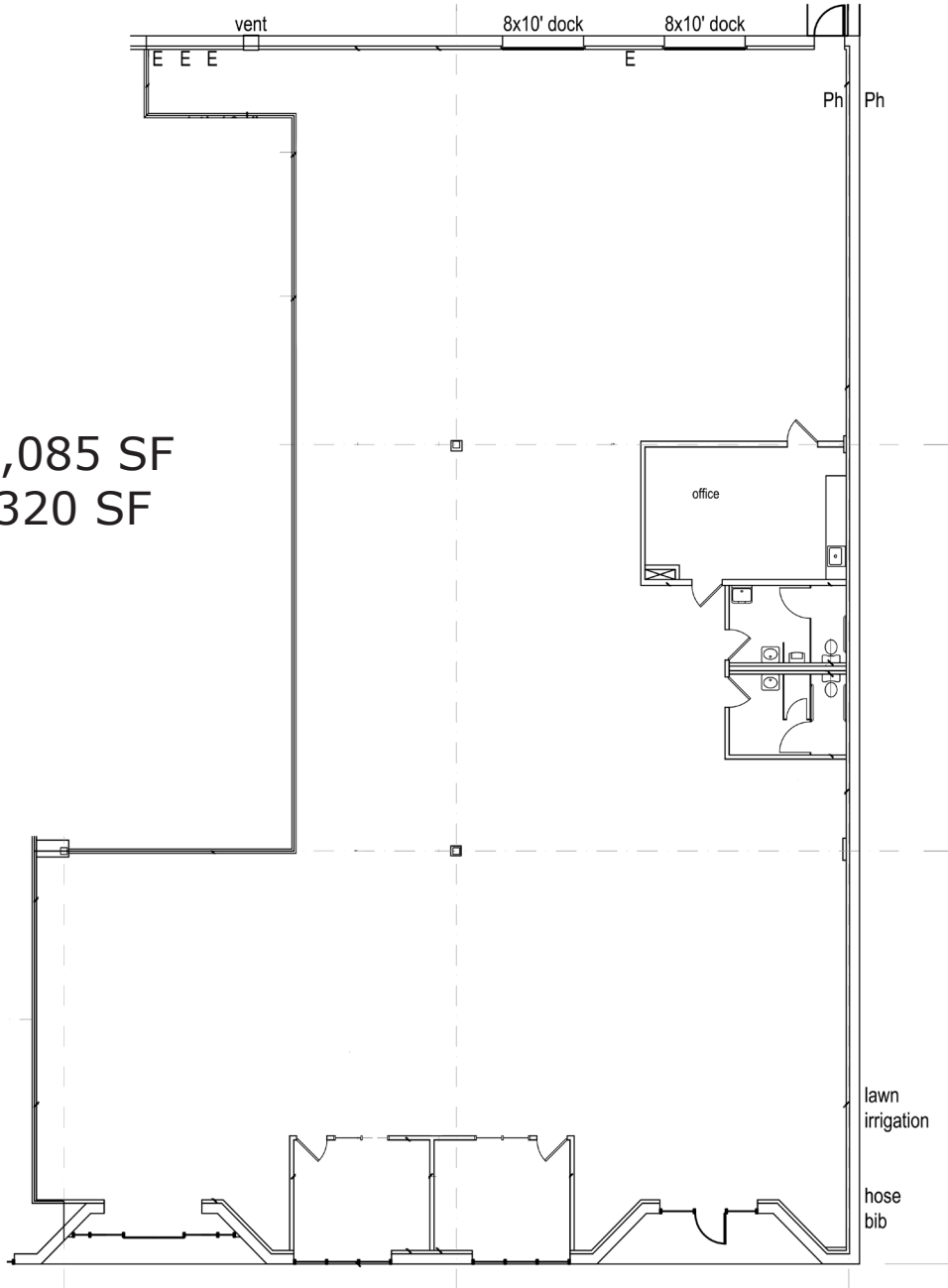


1 | floor plan  
scale: 1/8" = 1'-0"



## 9219 Floor Plan

Total: 8,085 SF  
Office: 320 SF



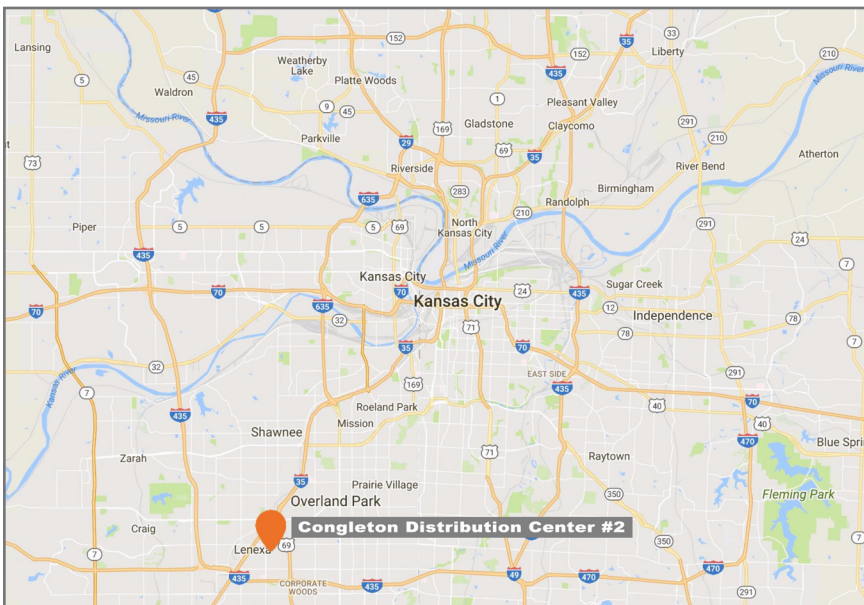
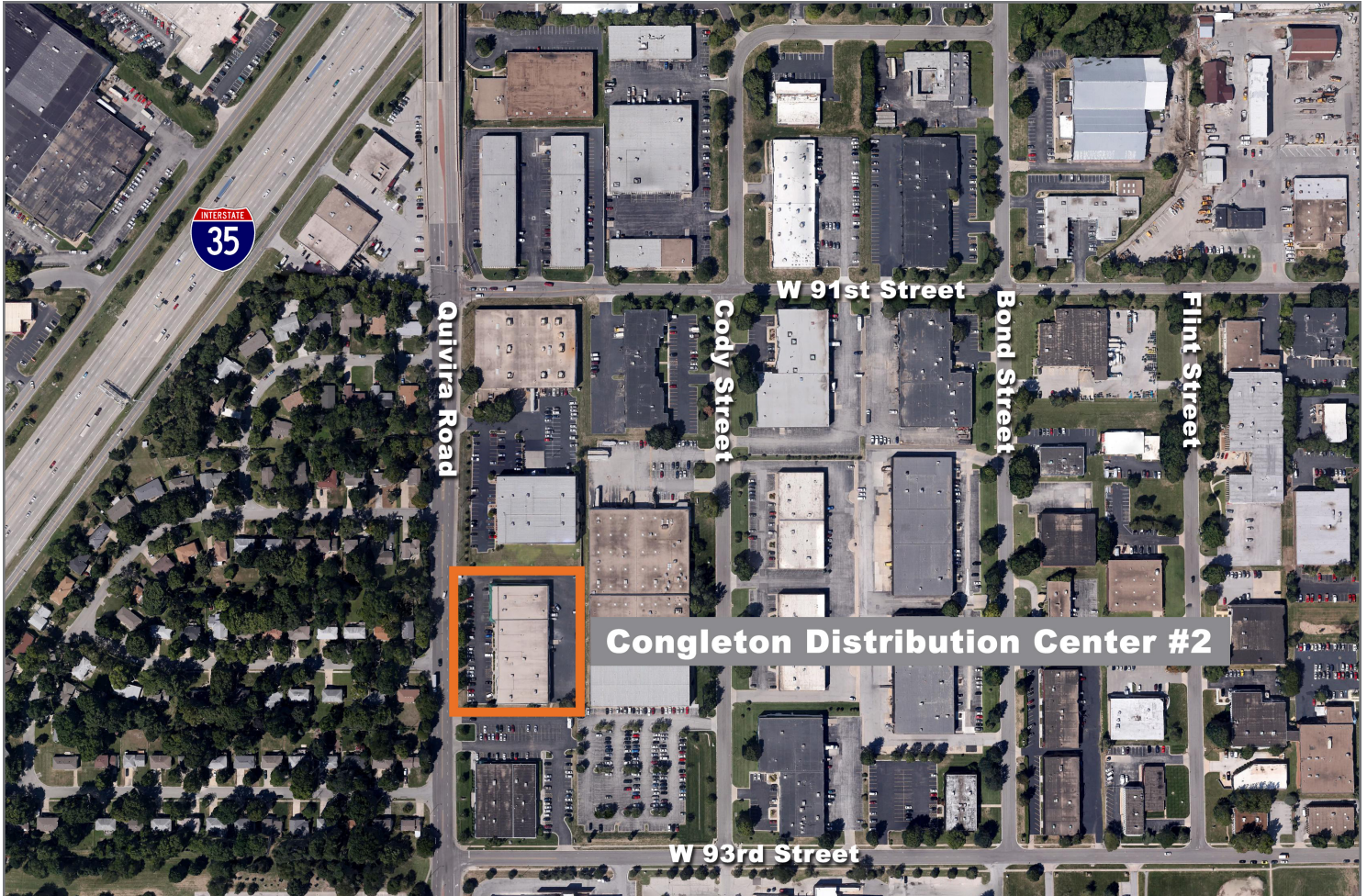
**1** floor plan  
scale: 1/8" = 1'-0"  
north



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