

FOR SALE: 13,552 SF INDUSTRIAL BUILDING

5955-5957 MERRIAM DRIVE | MERRIAM, KS



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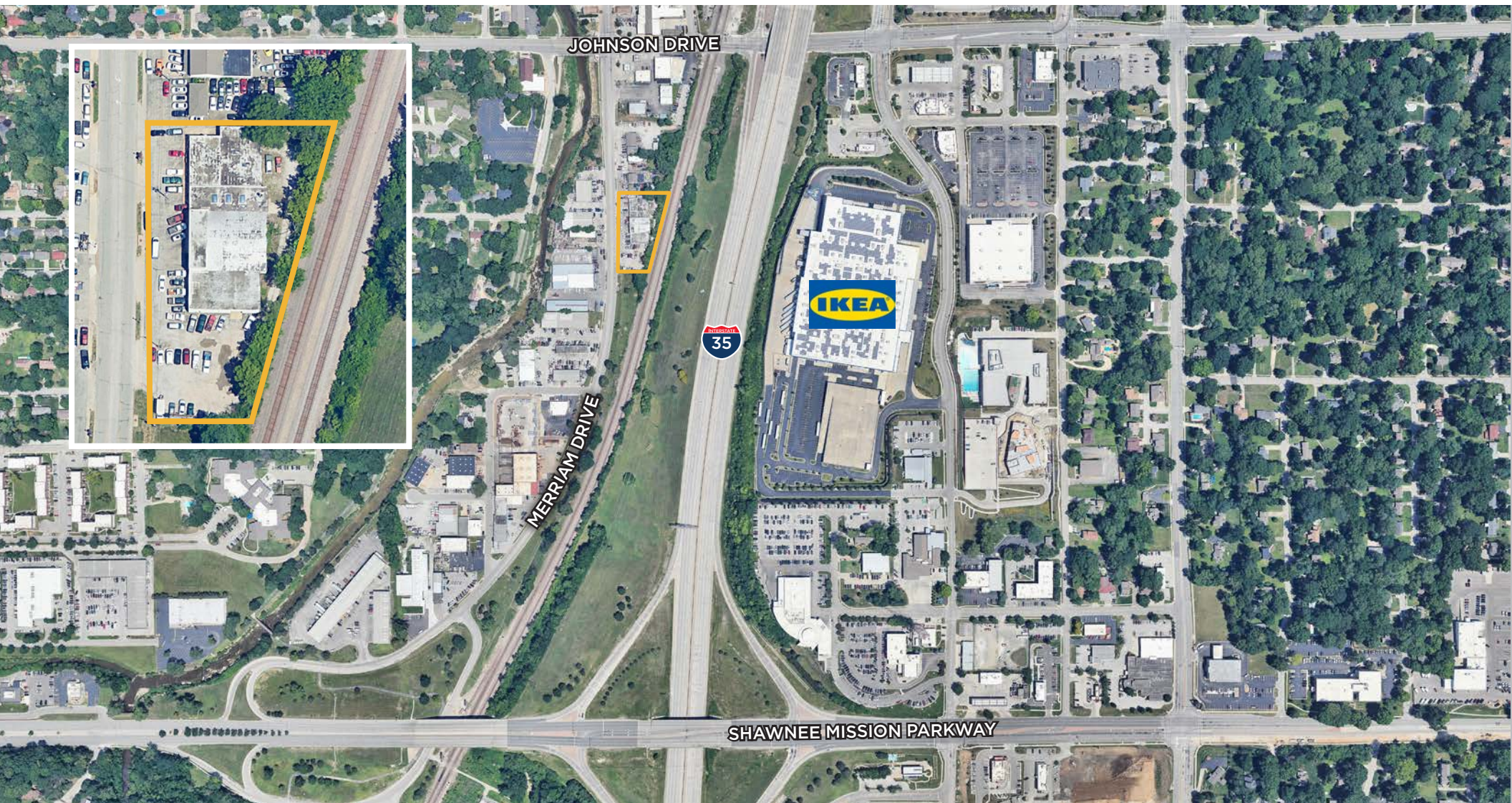
IDEAL OWNER-USER OPPORTUNITY | EXCEPTIONAL LOCATION & FUNCTIONALITY

This 13,552 SF industrial facility at 5955-5957 Merriam Drive presents an outstanding opportunity for an owner-user or investor seeking a versatile and well-located property in the heart of Johnson County, KS. Positioned in the thriving Merriam submarket, this facility offers a strategic location, excellent accessibility, and a functional design.

- 13,552 SF Freestanding Industrial Building – Perfect for distribution, service operations, or light industrial
- Ideal for investment with long-term tenants on month-to-month terms (paying significantly below market rents) or owner-user opportunity
- Strategic Merriam, KS location:
 - » Prime Visibility & Easy Access – Located just blocks off of Shawnee Mission Parkway and just minutes from I-35 and IKEA, providing seamless connectivity to the greater Kansas City metro
- Highly Functional building:
 - » 8 Drive-in Doors – Efficient loading and distribution capabilities
 - » Minimal Columns – Maximizes interior flexibility for machinery, racking, or workspace customization
 - » Office Space Included – Functional office area for administrative needs
- .78-acre lot – Ample space for parking, storage, or potential expansion
- Zoning: I-1 (Light Industrial)
- Sales Price: \$930,000

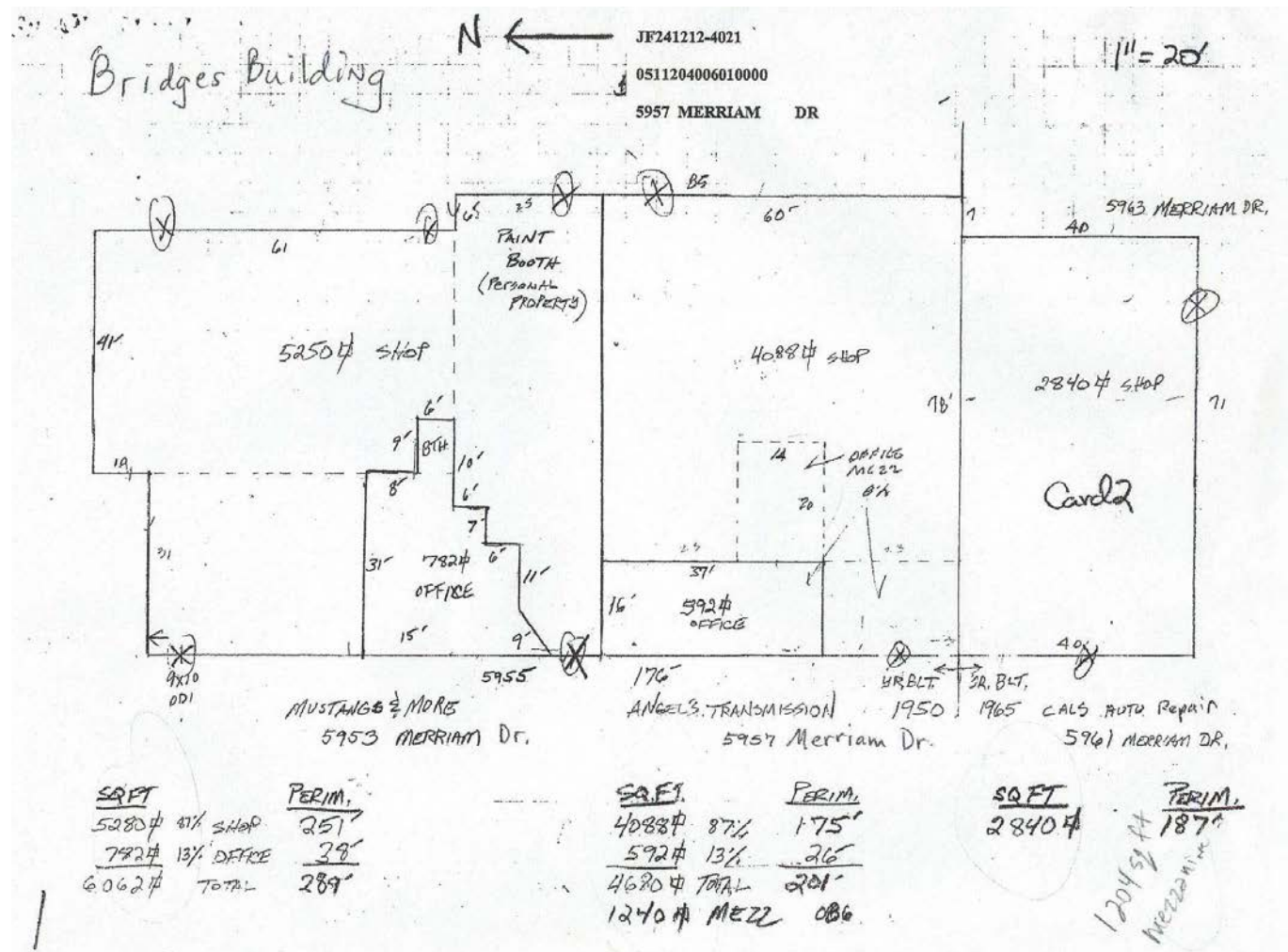


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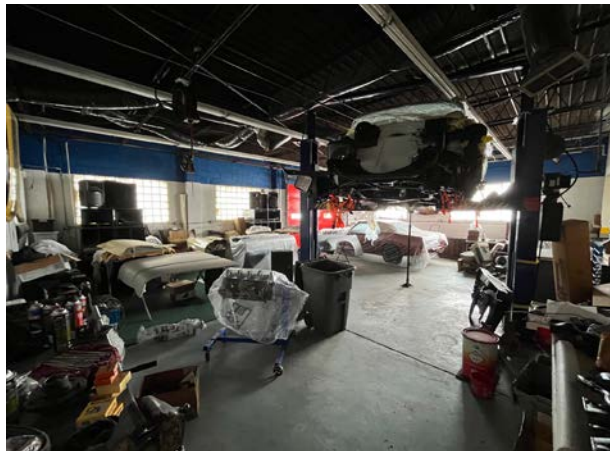


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BUILDING SCHEMATIC



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