



12101

W 88TH STREET
LENEXA, KS

**FOR LEASE: ±9,000 SF AUTO SHOP
SPACE WITH OUTDOOR STORAGE**

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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- 9,000 SF of Building Space
 - » 12095 W 88th Street: 3,000 SF with restroom and (1) Drive-In Door
 - » 12101 W 88th Street: 6,000 SF with 1,000 SF of office area and (2) Drive-In Doors
- Loading: Drive-In 12' H x 10' W
- Clear Height: 16'
- Fenced outdoor storage with electronic gate
- Trench drains in both buildings
- (4) Automotive Lifts in place
- Zoning: BP2 (Industrial)
- Fire Sprinkler System
- Excellent access to I-35 & US-69
- Centrally located among car dealerships
- **Lease Rate: \$15.00 PSF NNN**
 - » Taxes: \$2.23 PSF
 - » Insurance: \$1.82 PSF
 - » CAM: Self performed

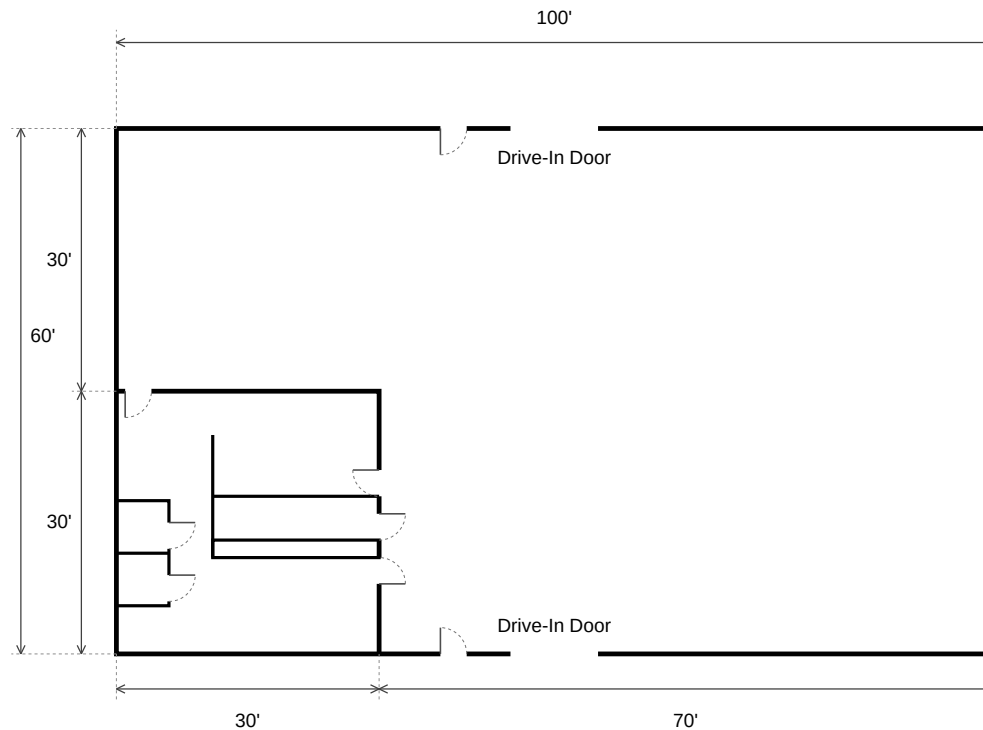


PHOTOS

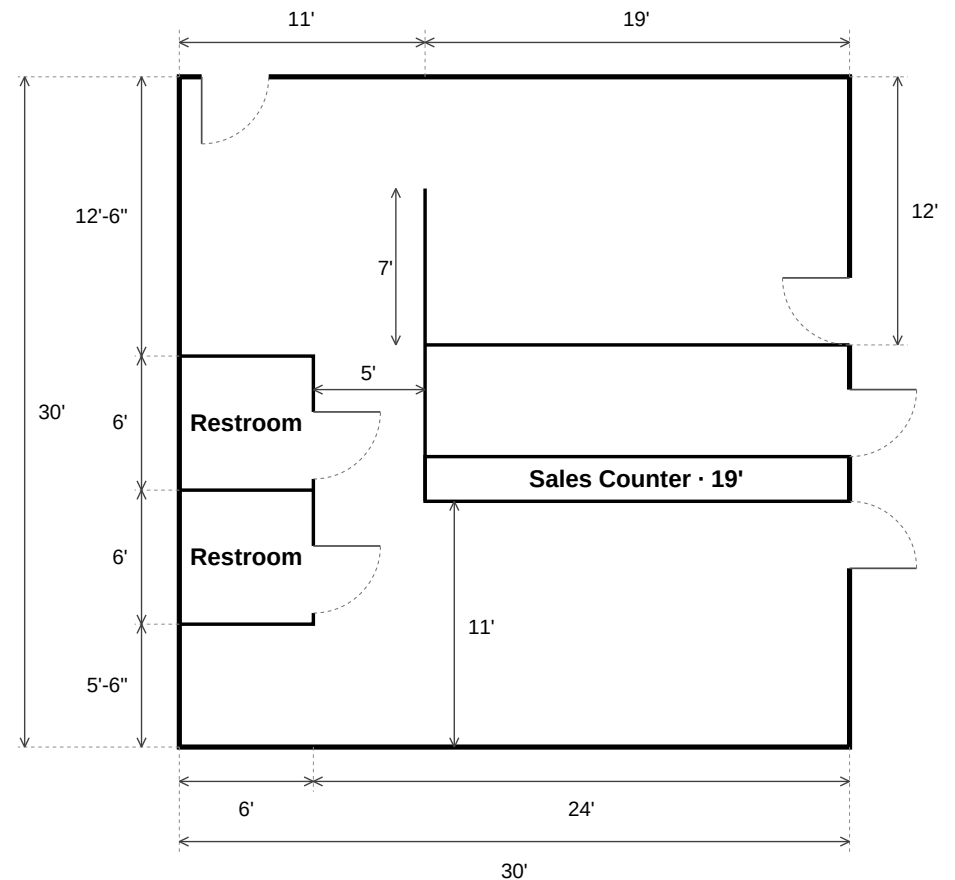


FLOOR PLANS

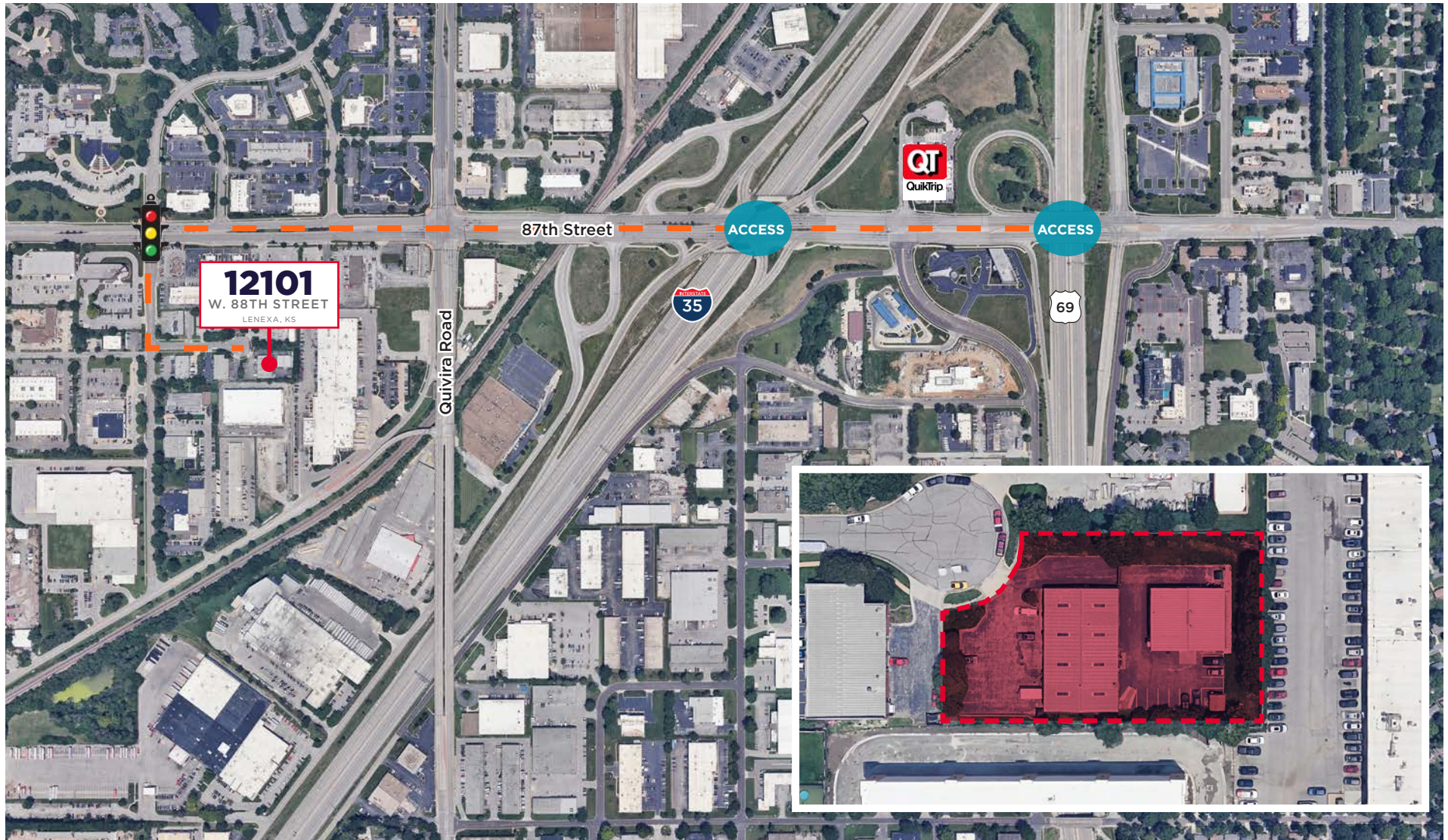
BUILDING FLOOR PLAN



OFFICE FLOOR PLAN



HIGHWAY ACCESS



PROPERTY AERIAL



LOCATION AERIAL

