

SPECIAL RATE: \$3.49 net per foot per year.
For small space lease: 5600, 6000, 8500, 9000 square foot spaces.
40 – 60% less than other area buildings.

INDUSTRIAL BUILDING LEASE

8900 - 8902 Rosehill Road
Lenexa, Kansas



35,025 total building: Two buildings 17000 plus 18000 square feet stand alone buildings connected by enclosed dock structure.

Divisible to 5600, 6000, 8500, 9000, square feet

Office and showroom area

Large Covered dock and staging area
Separated from warehouse space feature

3 dock high doors; 2 grade level doors

16' or 22' clear foot ceiling height

Excellent access to I-35 and I-435



FOR INFORMATION

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INDUSTRIAL BUILDING FOR LEASE

8900 - 8902 Rosehill Road
Lenexa, Kansas

Additional Property Information

8900-8902 Rosehill Building Information

LAND AREA	2.18+ Acres
CONSTRUCTION	Metal Insulated
COLUMN SPACING	28'
SPRINKLER	None
ELECTRICAL SERVICE	400 AMP 3 phase
LIGHTING	Overhead fluorescent
ZONING	Light Industrial BP-2
YEAR BUILT	1970
WATER	Reimbursement on SF basis
SEWER	Reimbursement on SF basis
ELECTRICITY	Tenant
GAS	Tenant
INTERSTATE HIGHWAYS	I-35/I-435/South and West
LEASE RATE	\$3.99 NN on 325,025 square foot space \$6.35 Gross Industrial on spaces divisible to as small as 5,000 square foot

8900 Rosehill Space

AVAILABLE SPACE	17,025 + SF
OFFICE/SHOWROOM SPACE	2,500+ SF
WAREHOUSE DIMENSIONS	175 x 100
FLOOR	Concrete Slab 6"
CLEAR HEIGHT	16'
LOADING	1 DH with covered staging area large enough for 2 trucks; 1 GL door
HVAC	Office Zoned HVAC; Plant heat new
PARKING	28 cars off street
LEASE RATE	\$3.99 NN on 17,025 square foot space \$6.35 Gross Industrial on spaces divisible to as small as 5,000 square foot

8902 Rosehill Space

AVAILABLE SPACE	18,000 + SF
OFFICE SPACE	1,125+ SF
WAREHOUSE DIMENSIONS	160 x 112
FLOOR	Concrete Slab 5"
CLEAR HEIGHT	18' - 22'
LOADING	2 DH with Levelers; 1 GL
TRUCK COURT	200' x 125 22,500 SF
HVAC	Office (heated) Unit-9 Years Old
PARKING	100 cars off street
LEASE RATE	\$3.99 NN on 18,000 square foot space \$6.35 Gross Industrial on spaces divisible to as small as 5,000 square foot

INDUSTRIAL BUILDING LEASE

8900 - 8902 Rosehill Road
Lenexa, Kansas

Additional Property Images



INDUSTRIAL BUILDING FOR SALE OR LEASE

8900 - 8902 Rosehill Road

Lenexa, Kansas

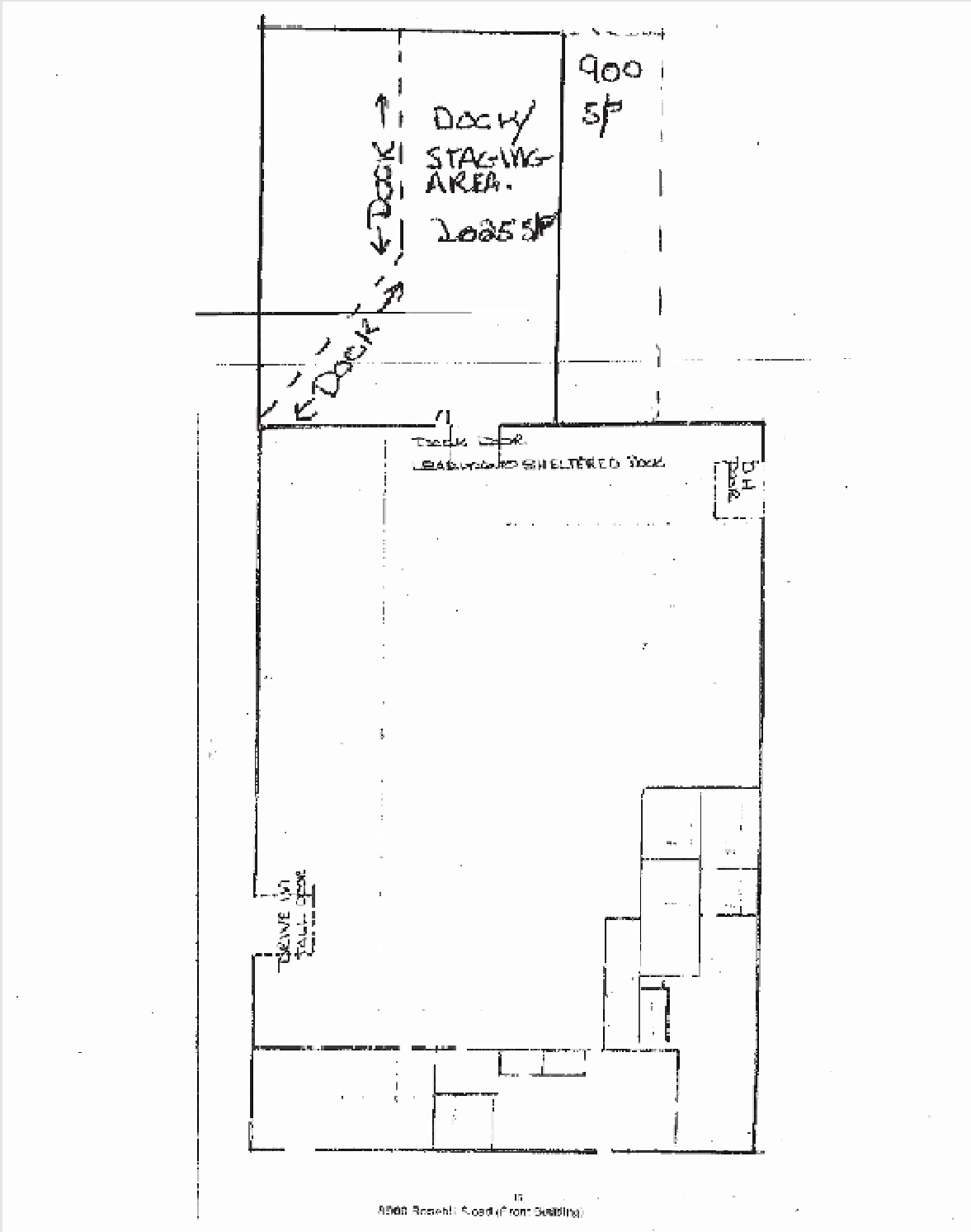
Property Locator Map



INDUSTRIAL BUILDING FOR SALE OR LEASE

8900 - 8902 Rosehill Road
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8900 Rosehill Property Floor Plan



INDUSTRIAL BUILDING FOR SALE OR LEASE

8900 - 8902 Rosehill Road
Lenexa, Kansas

8902 Rosehill Property Site Plan

