

SPECIAL RATE: \$2.67 net per foot per year.

INDUSTRIAL BUILDING LEASE

8900 - 8902 Rosehill Road
Lenexa, Kansas



35,025 square feet

Divisible to as small as 5,000 square feet

3,625 square feet of office and showroom area

Covered dock and staging area for 2 trucks

3 dock high doors; 2 grade level doors

16' - 22' clear

Excellent access to I-35 and I-435



FOR INFORMATION

Michael F. Surface

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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

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Lenexa, Kansas

Additional Property Images



INDUSTRIAL BUILDING FOR SALE OR LEASE

8900 - 8902 Rosehill Road

Lenexa, Kansas

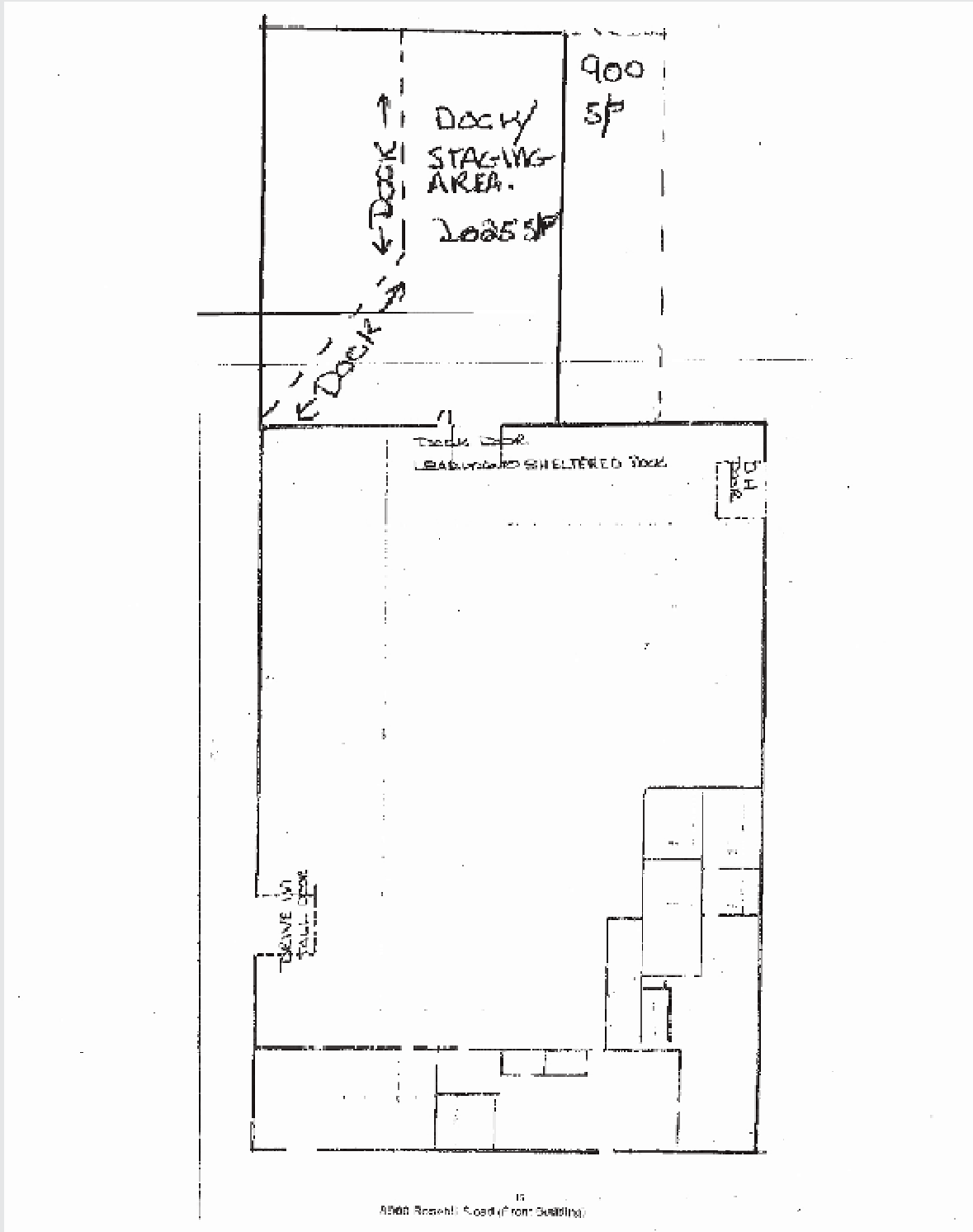
Property Locator Map



INDUSTRIAL BUILDING FOR SALE OR LEASE

8900 - 8902 Rosehill Road
Lenexa, Kansas

8900 Rosehill Property Floor Plan



INDUSTRIAL BUILDING FOR SALE OR LEASE

8900 - 8902 Rosehill Road
Lenexa, Kansas

8902 Rosehill Property Site Plan

