



## Free-Standing Building in Pine Ridge West Business Park

- 55,120 SF with 6,220 SF office
- Designed for full AC and drop ceiling production/light assembly space
- Excellent proximity to I-35 & Hwy 69
- 5,000 amp Electrical Service
- 98 car parking - can add up to 77 for 175 total parking spots
- 3 Different opportunities for lease or purchase! (see page 3)

## For more information:

Kenneth G. Block, SIOR, CCIM

816.932.5551

kblock@blockllc.com

Michael R. Block, CPM

816.932.5549

mblock@blockllc.com

Andrew T. Block

816.412.5873

ablock@blockllc.com

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## Building Specifications

Building Size:	55,120 SF
Office Space:	6,220 SF
Clear Height:	18'
Zoning:	BP-1, Planned Business Park District
Land Area:	186,769 SF (4.29 acres) 615.71' Frontage on 80th Street x 666.76' Frontage on Bond Street
Construction Type:	Masonry frame/steel supports with brick over concrete block on 5" poured concrete base floor
Year Built:	1996
Roof Type:	Single-ply ballasted roof on rigid insulation over 1.5" metal roof deck
Electric Service:	5,000 amps of 120/208 volt 3-phase for 480 volt 4-wire 2 separate power lines: 1 for building & 1 for machinery with numerous ceiling electrical outlets at 208 volt
HVAC:	Entire building except dock area of 3,600 SF is heated and was designed to be cooled by central roof mounted systems. Loading dock area has gas-fired forced air gas heaters.
Fire Sprinkler:	Wet system
Loading:	Two-10' x 12' doors (one dock-high and one drive-in) at swc of building
Parking	98 currently, can be expanded up to 175 spaces total
Utility Providers:	WaterOne Johnson County Wastewater KCP&L Kansas Gas SVC

Building Specifications

Parcel ID: KUPN: 046-057-26-0-20-03-001.01-02014  
Parcel ID: IP60520000 0021A

Net Charges: (2019 Est.)	CAM:	\$0.57 PSF
	RE Insurance:	\$0.11 PSF
	RE Taxes:	\$2.90 PSF
	Park CAM:	\$0.08 PSF
	<b>TOTAL:</b>	<b>\$3.66 PSF</b>

**3 Different Opportunities for Lease or Purchase!**

Lease Rate: \$9.20 PSF Net - Includes the following improvements:

- New HVAC throughout
- New Ceiling Grid/Tiles throughout
- New drywall in manufacturing/Assembly area

Sale Price:

- \$5,350,000 ("as-is")
- \$5,850,000 includes landlord/seller \$500,000 contribution to building infrastructure for HVAC and ceiling grid/tiles.

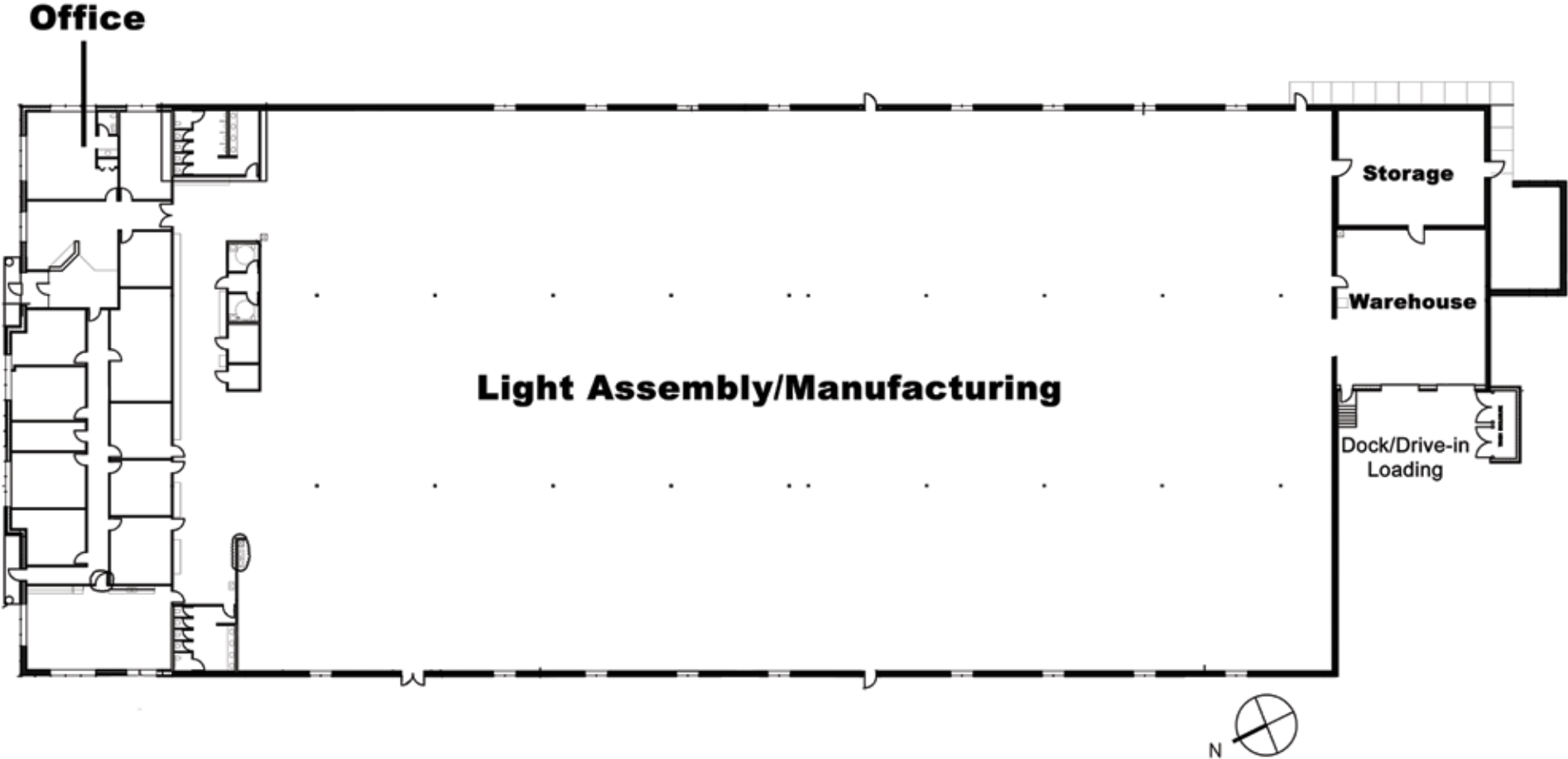
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Floor Plan

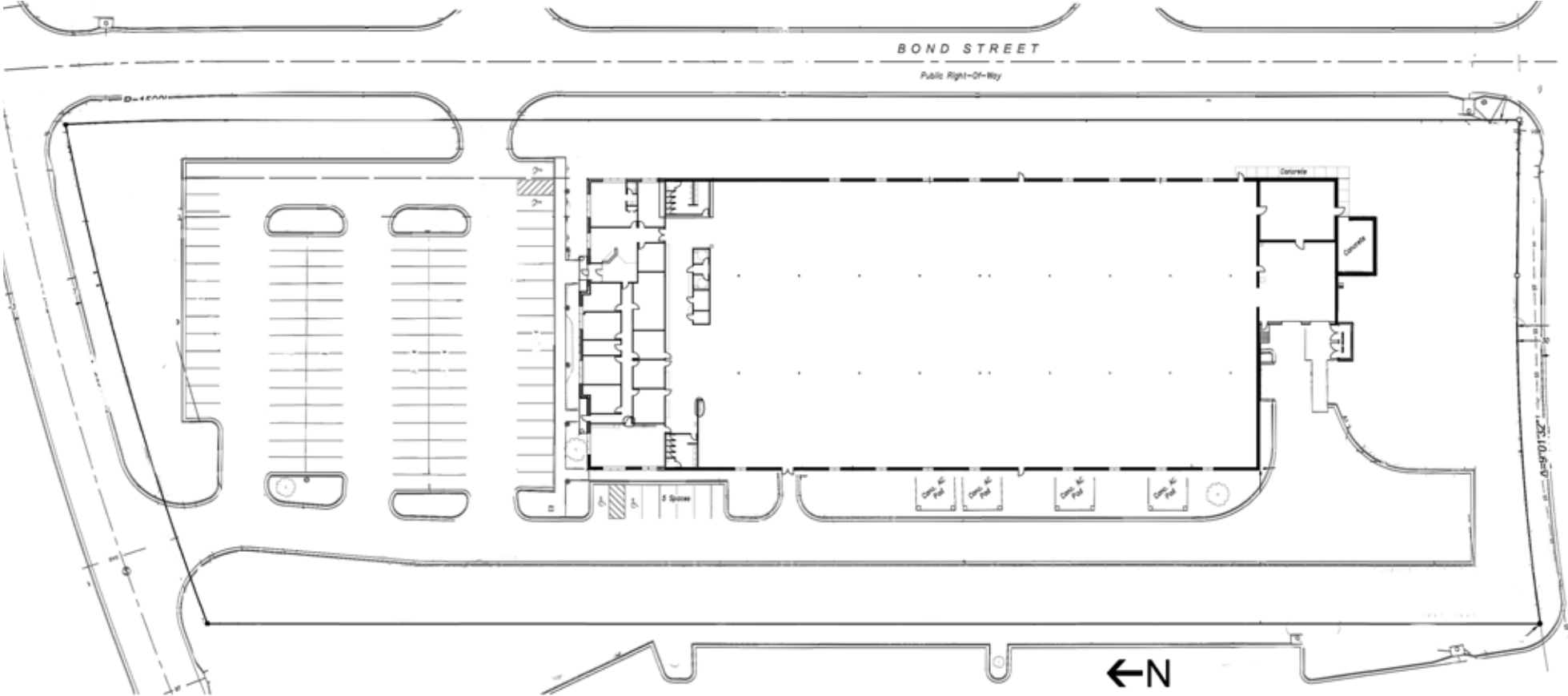


8040 Bond Street

Lenexa, Kansas 66214

For Sale/Lease

Existing Site Plan/Survey

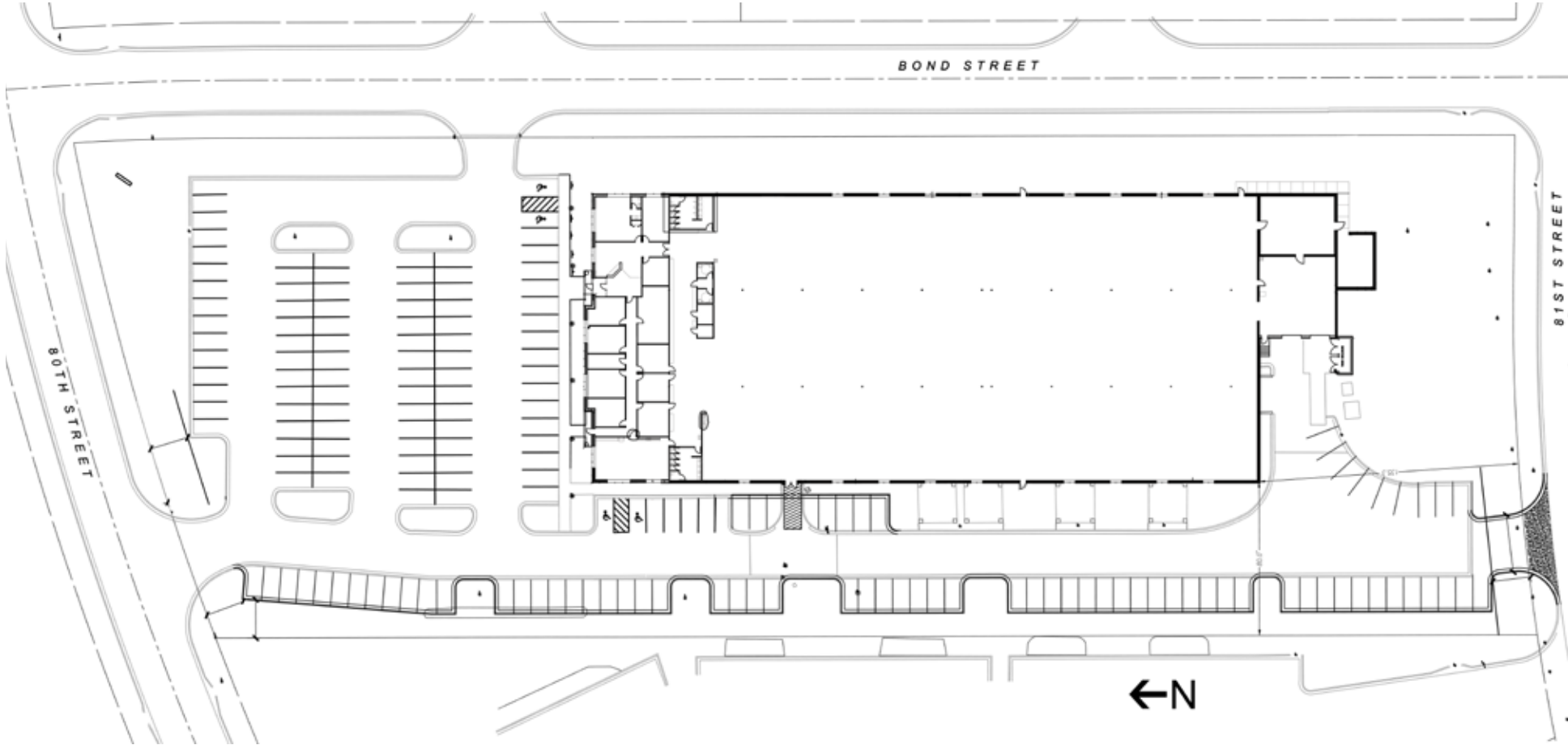


# 8040 Bond Street

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# For Sale/Lease

Proposed Expansion of Parking



Site Photos



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