



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 116 for 214 total parking spots

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 214 spaces total per attached plans. In addition, up to 100 cars can be leased at neighboring Alliance Data property
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
	<hr/> TOTAL:	<hr/> \$3.66 PSF

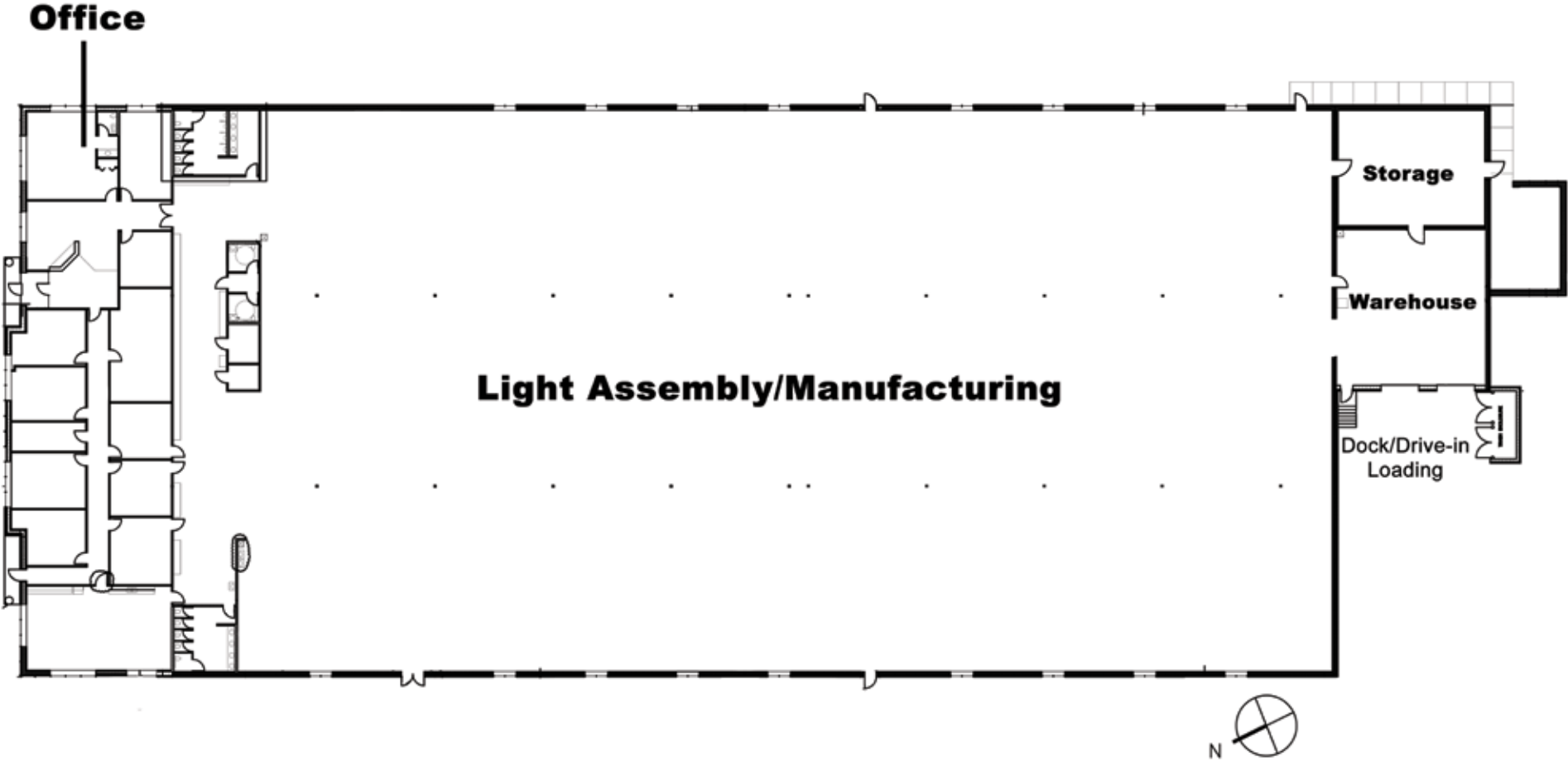
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Floor Plan

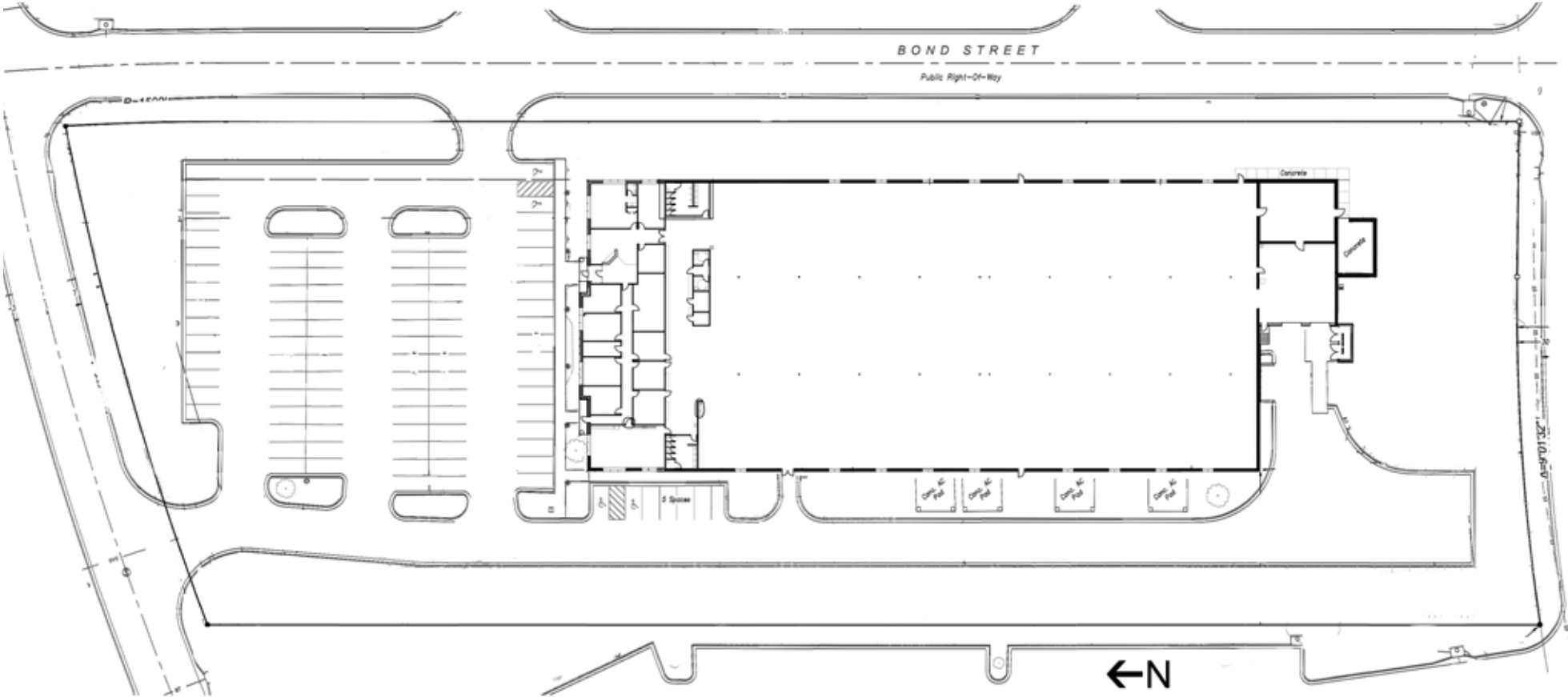


8040 Bond Street

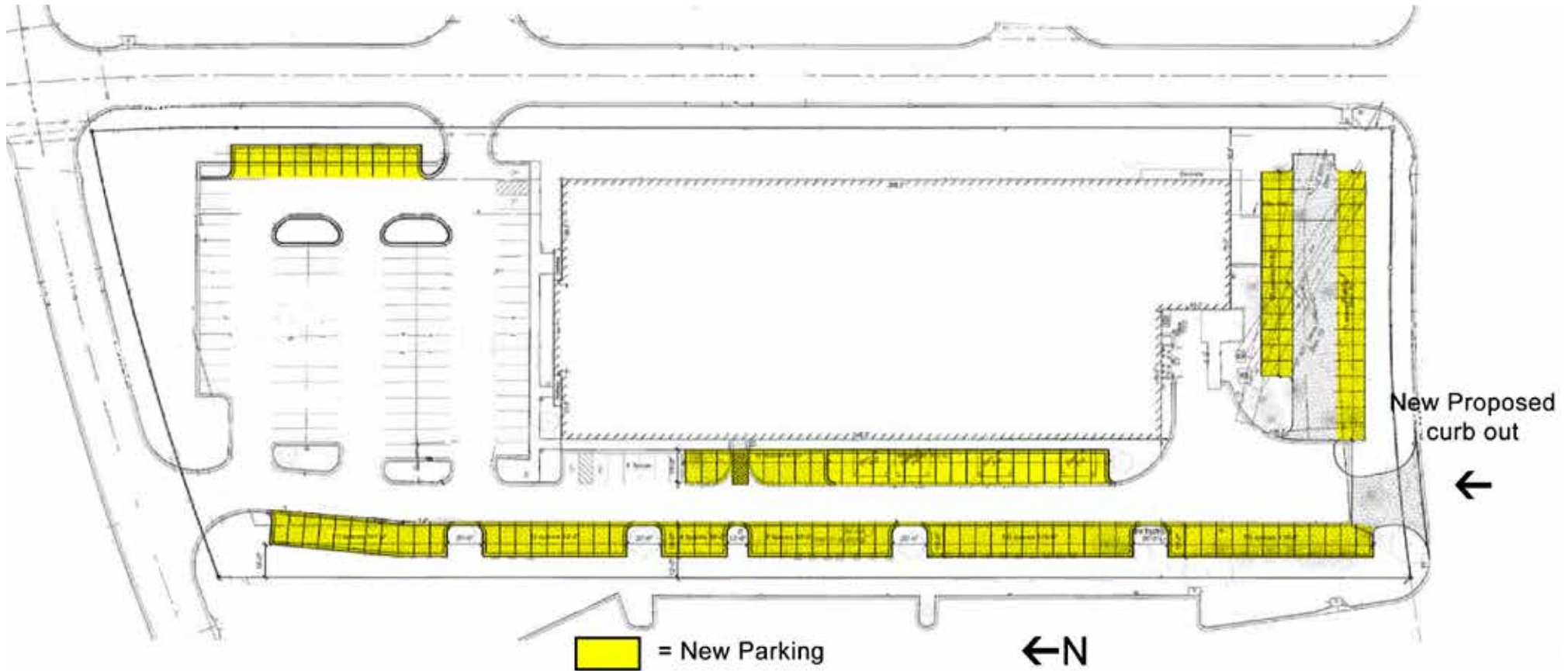
Lenexa, Kansas 66214

For Sale/Lease

Existing Site Plan/Survey



Expanded Parking Concept – 189 - 214 Cars



Interior Photo



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