



For Lease

Approximately 106,716 SF industrial space

- +/-7,320 SF office, +/-99,396 SF warehouse
- \$5.35 PSF Industrial Gross
- 24' clear height
- 17 front loaded dock-high doors
- 2 drive-in doors
- Wet sprinkler system
- Easy access to I-35 at 75th Street & 87th Street exchanges

Switzer /

**10600 West 79th Street
Overland Park, Kansas**

Kevin Wilkerson

+1913 469 4601

kevin.wilkerson@am.jll.com

Phil Algrim

+1913 469 4605

phil.algrim@am.jll.com

Erik Lund

+1913 469 4609

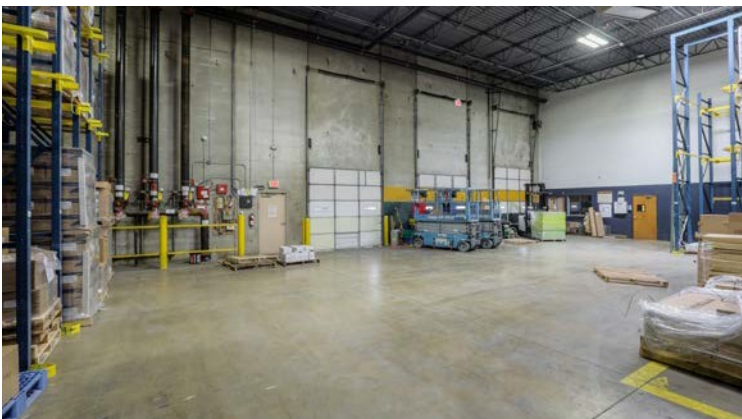
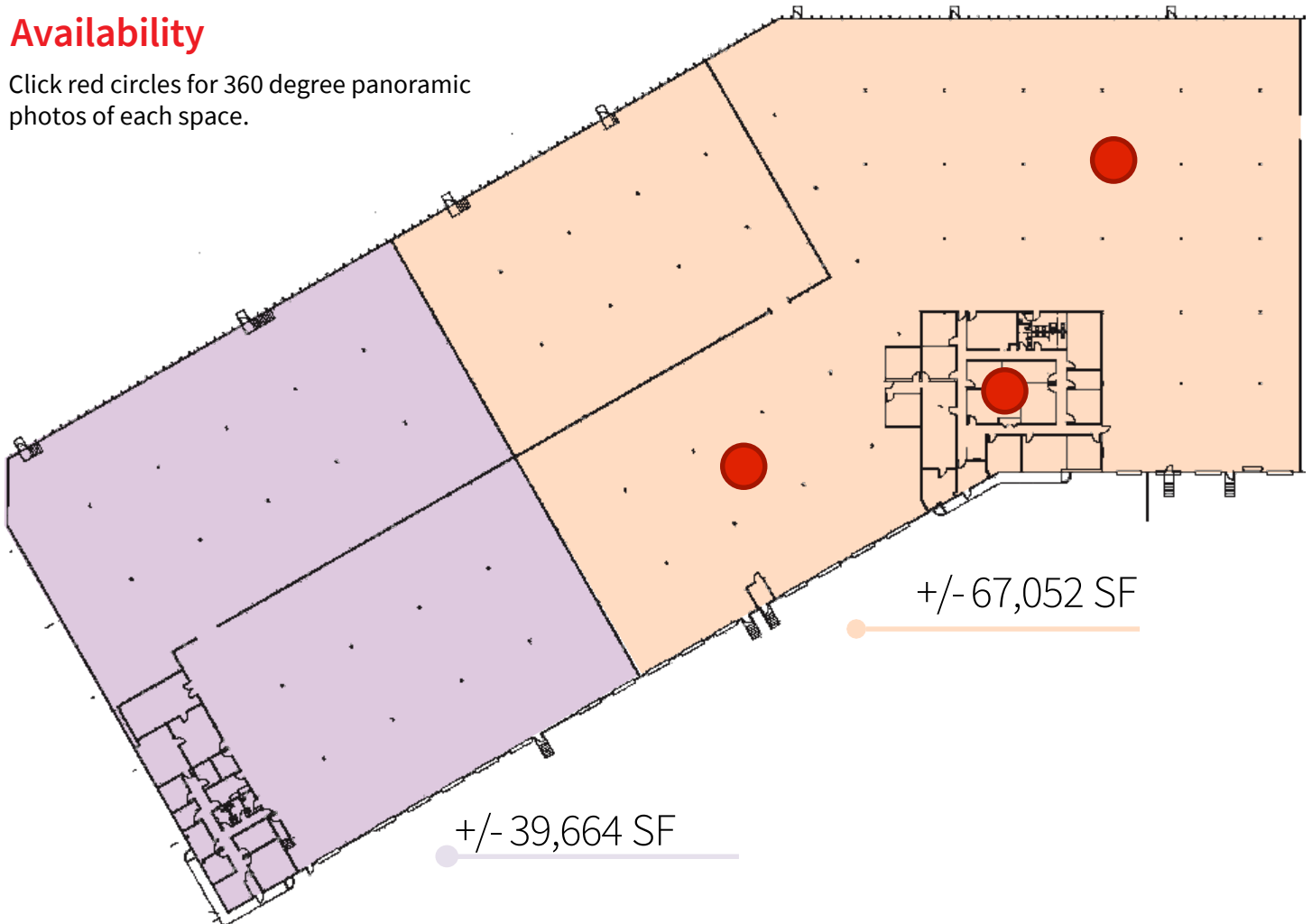
erik.lund@am.jll.com

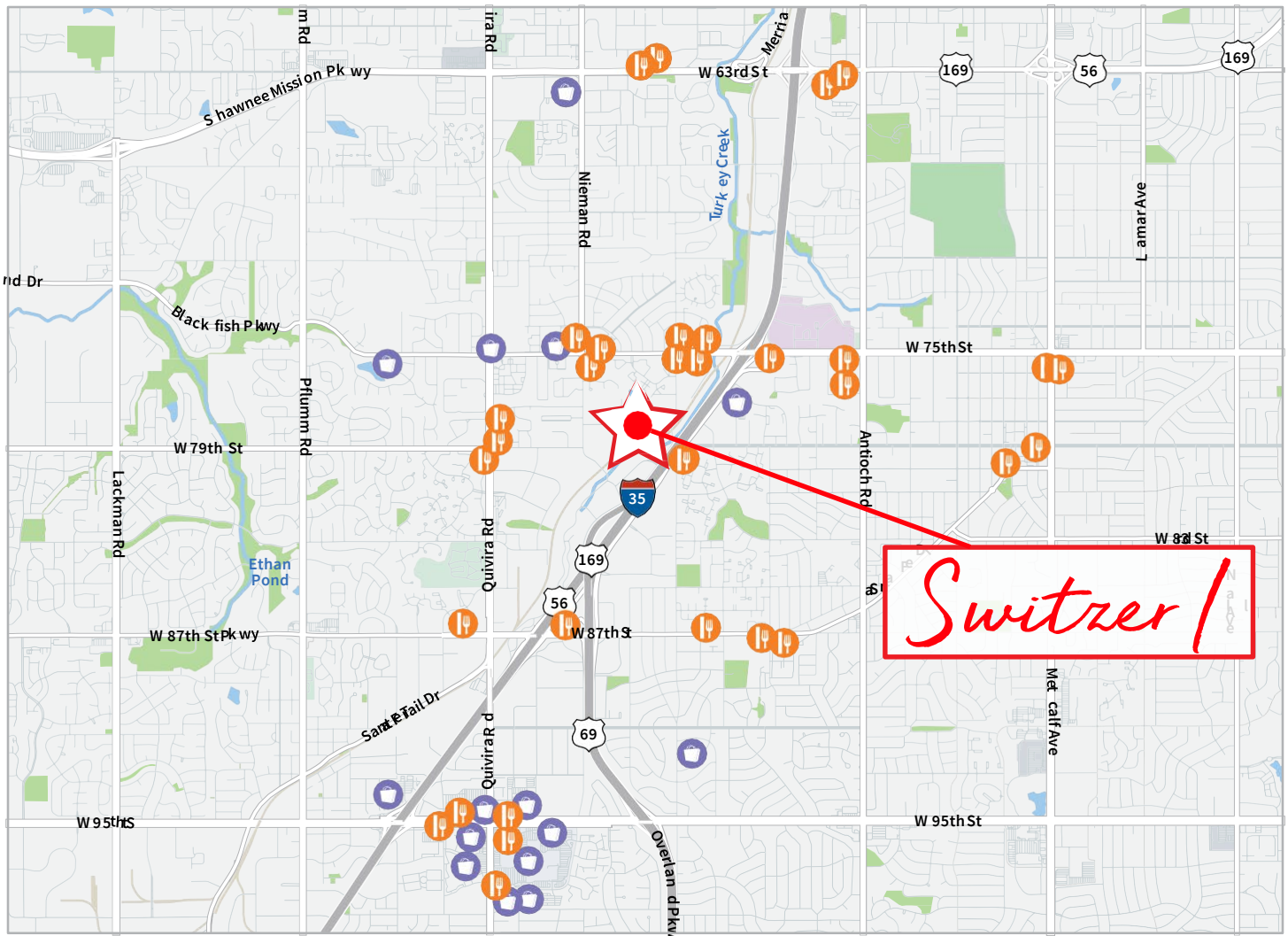




Availability

Click red circles for 360 degree panoramic photos of each space.



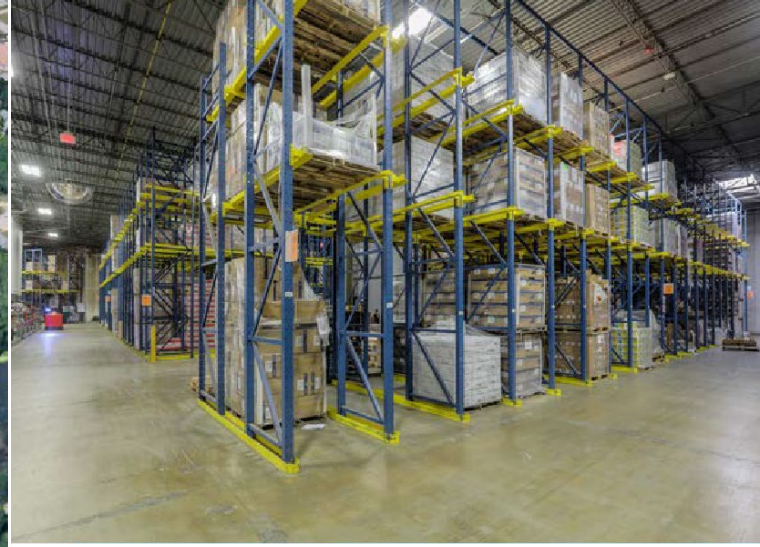


Restaurants 🍴

- Applebee's Grill + Bar
- Arby's
- BD's Mongolian Grill
- Burg & Barrel Overland Park
- Burger King
- Casey's General Store
- Cheddar's Scratch Kitchen
- Chick-fil-A
- Chipotle Mexican Grill
- Church's Chicken
- Denny's
- Domino's Pizza
- Dos Reales Mexican Restaurant
- El puente Venezuelan Food
- Fitstyle Foods KC
- India Palace
- Korma Sutra - Indian Restaurant in Kansas City
- Krispy Kreme
- Le Peep Restaurant - Lenexa
- Maloney's Sports Bar & Grill
- McDonald's (x2)
- Panera Bread (x2)
- Perkins Restaurant & Bakery
- Roni's Pub and Kitchen
- Sharks Restaurant & Billiards
- Starbucks
- Taco Bell
- Thai Place
- The Peanut
- Waffle House
- Wendy's

Shopping 🛒

- Academy Sports + Outdoors
- Costco Wholesale
- Dollar General
- Hobby Lobby
- JOANN Fabrics and Crafts
- Macy's
- Mimi's Market Place LLC
- Nordstrom Rack Orchard Corners
- Oak Park Mall
- Ross Dress for Less
- T.J. Maxx & HomeGoods
- Target
- Walgreens
- Walmart



Additional property information

Building type	Bulk distribution center
Private offices	Seventeen (17)
Column spacing	30' wide X 30' deep
Loading	17 (10' X 10') dock high doors 2 (12' X 14') drive-in doors
Electrical	KCP&L
Gas	KPL
Water	Johnson County Water District No. 1 – provider
Sewer	Johnson County Wastewater – provider
Zoning	BP2 – Planned Manufacturing



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