

# OFFICE/WAREHOUSE SPACE FOR LEASE

## 861 E WARREN ST GARDNER, KS

AREA  
REAL ESTATE ADVISORS



## PROPERTY HIGHLIGHTS

± 3,525 SF available (± 1,000 SF office space)

One drive-in loading door

16'-18' clear height

One block south of Main Street & Moonlight Road

Four minutes west of I-35

**Lease rate:** \$3,190/month Gross plus CAM

Temperature control in warehouse

Upgraded office area

## MORE INFORMATION

**JAY HAWKINS**

JHAWKINS@OPENAREA.COM

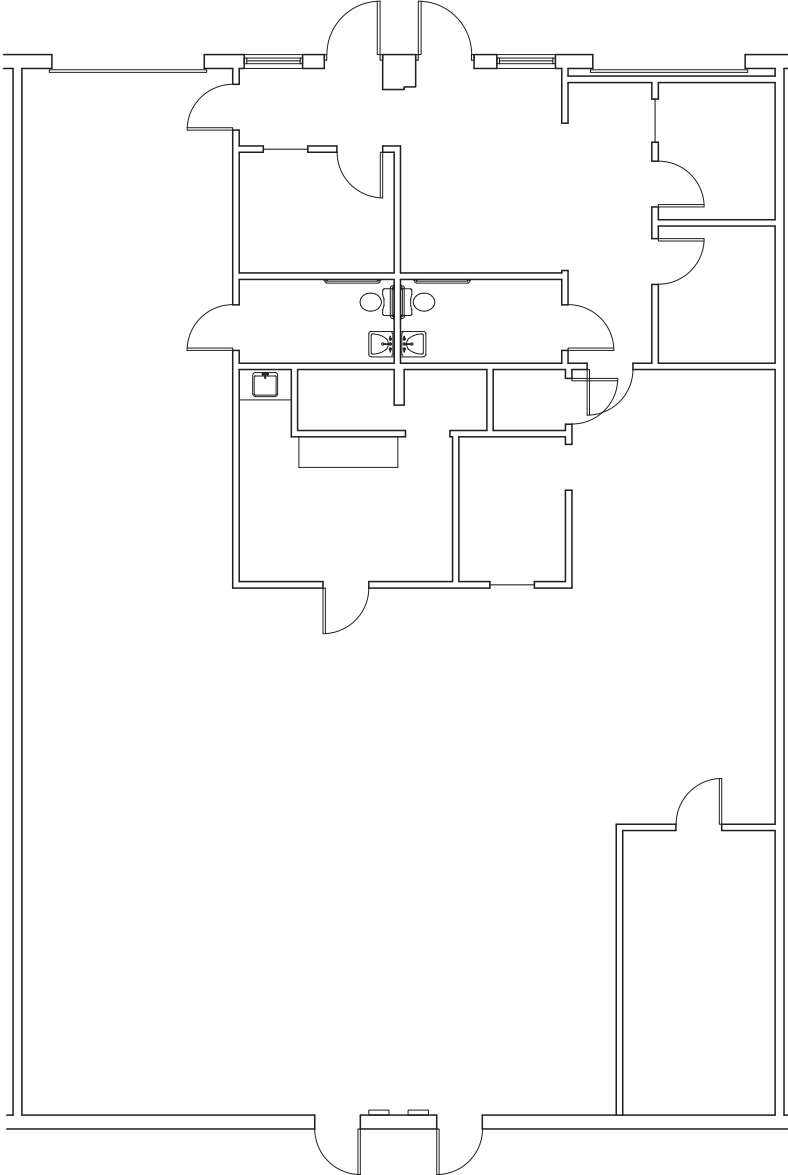
816.895.4808

**DREW HARDING**

DHARDING@OPENAREA.COM

816.777.2859

# FLOOR PLAN



## SUITE 861

± 3,525 SF available (± 1,000 SF office space)

One drive-in loading door

16'-18' clear height



# AERIAL VIEW



2 MINUTES  
TO HWY ACCESS



**DOWNTOWN  
GARDNER**

