

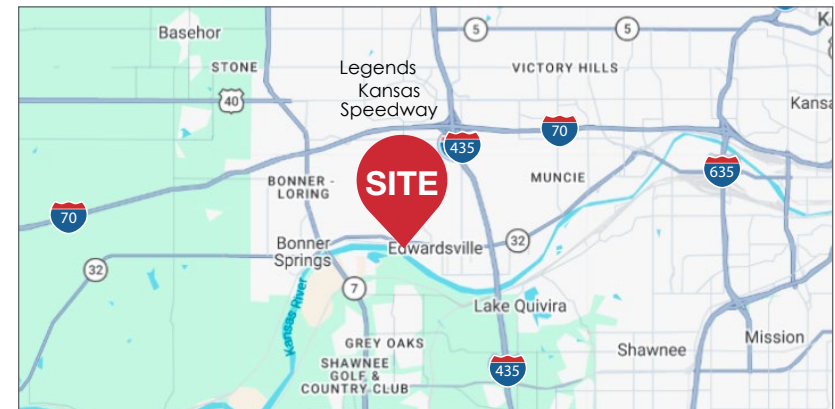


# 10947 Kaw Drive

Edwardsville, Kansas

## Property Features

- ± 11,250 SF Industrial Building
- Land Area: ± 0.75 AC
- Five (5) 12'W x 14'H Front-Load Drive-In Doors
- One (1) Rear-Load Dock-High Door
- Power: Est. 400amp / 120V / 3-phase
- Clear Height: 13-15'
- Construction: Steel Frame, Insulated Metal & EIFS Siding
- Year Built: Approx. 2009
- Please do not disturb the Tenants
- Sale Price: \$1,425,000



**Joe O'Neill, CCIM**

+1 913 890 2010  
 joe@nai-heartland.com

**Nathan Anderson, SIOR, CCIM**

+1 913 890 2001  
 nathan@nai-heartland.com

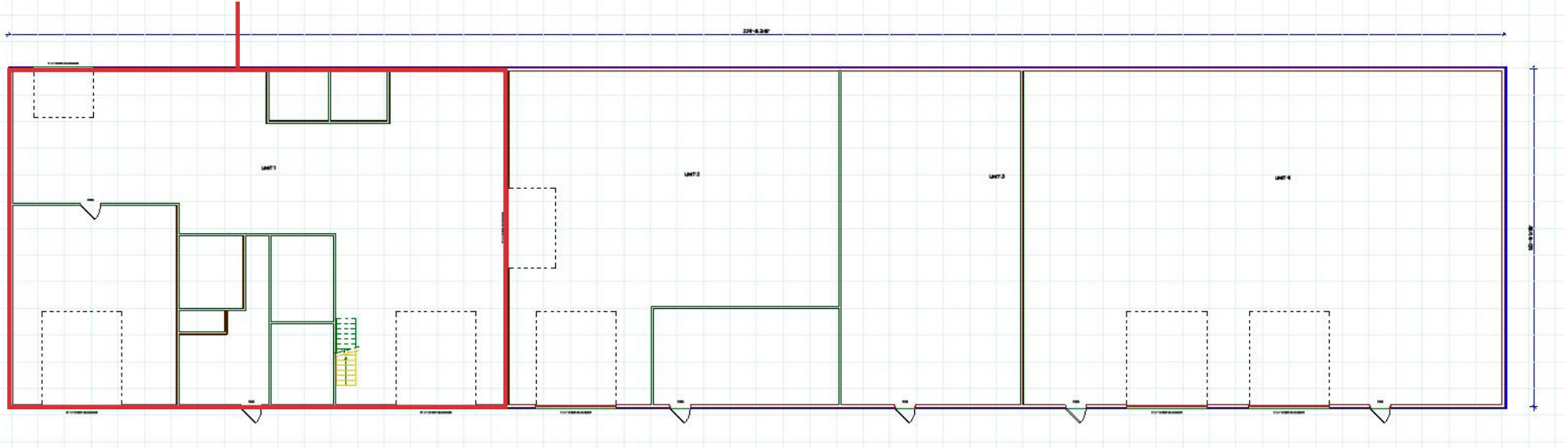


NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Joe O'Neill, CCIM  
 +1 913 890 2010  
 joe@nai-heartland.com

Nathan Anderson, SIOR, CCIM  
 +1 913 890 2001  
 nathan@nai-heartland.com

± 3,750 SF space available for owner/user to occupy



*Note: Floor plan is approximate.*



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Joe O'Neill, CCIM  
+1 913 890 2010  
joe@nai-heartland.com

Nathan Anderson, SIOR, CCIM  
+1 913 890 2001  
nathan@nai-heartland.com