

CONTINENTAL BUSINESS PARK

22105-22123 W. 83RD STREET, SHAWNEE, KANSAS 66227

FOR LEASE

PRICE: \$9.00 SF + NNN (\$4.32 SF)

Highlights:

- Highly Desirable Johnson County Location
- Professional Office Space (options to lease only office or only warehouse)
- Tour videos available upon request
- Zoning: CH
- Competitive Pricing
- Updated Suites with Ample Parking
- Excellent Highway Access
- Drive-In Loading



Continental
SELF STORAGE
\$125/mo
(913) 495-5477
storage@assetmgmtgrp.com

| Building 1 | |
|-----------------------|-----------|
| Available SF | 3,000SF |
| Drive-in Measurements | 6'6"x8' |
| Warehouse Ceiling | 10' - 11' |
| Divisible to | 1,500 SF |

| Building 2-3 | |
|-----------------------|----------------|
| Available SF | 3,400-6,800 SF |
| Drive-in Measurements | 8'x12' |
| Warehouse Ceiling | 14' |

For more information, please contact:

Mike Rivera

Broker

913.827.1712

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AMG Commercial Realty

6320 Lamar Ave, Suite 107

Overland Park, KS 66202

www.assetmgmtgrp.com

Continental Self Storage - Asset Management Group (assetmgmtgrp.com)

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Property Features

Building 1 :

- Total Building Size: 30,000 SF
- Clear Height: 9'
- Loading: 8' Drive-In Doors
- Warehouse Ceiling Height: 9'7"
- Roof: Metal
- Parking: 64 Striped Spaces in Front
- Year Built: 2002
- Land Area: 2.38 AC
- Updated Interiors
- 25,000 +/- SF of Paved Outdoor Storage units behind Building 1 that allows for additional storage

Building 2 & 3 (100% Leased):

- Total Building Size: 27,200 SF
- Clear Height: 14'
- Loading: 12' Drive-In Doors
- Roof: Metal
- Parking: 87 Spaces
- Land Area: 3.04 AC
- Year Built: 2008



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Building 3

Building 2

Storage Units

Building 1

83rd Street

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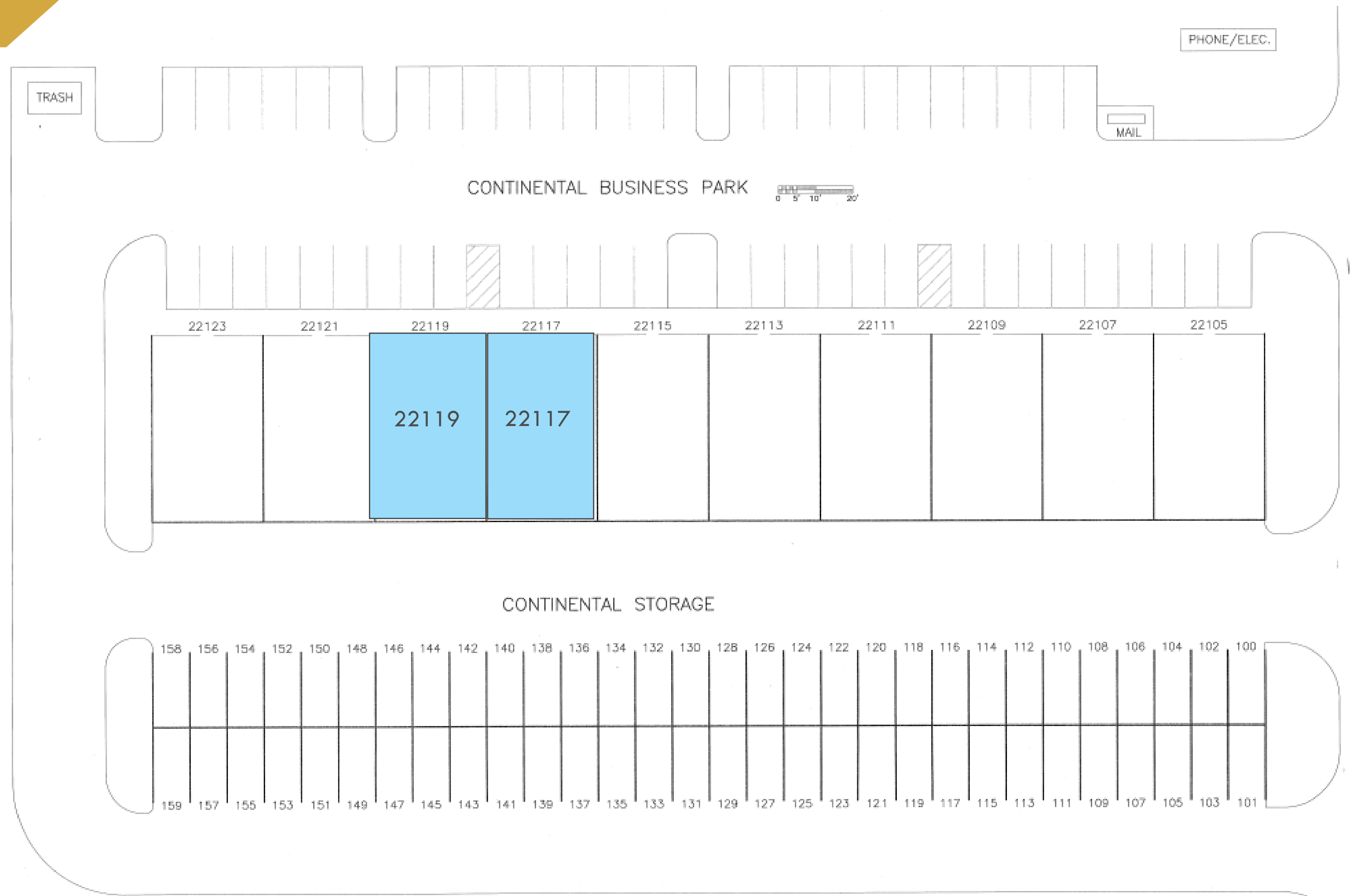
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Building 1
Suite Availability

 = Lower Level Only
3000 SF of
Warehouse



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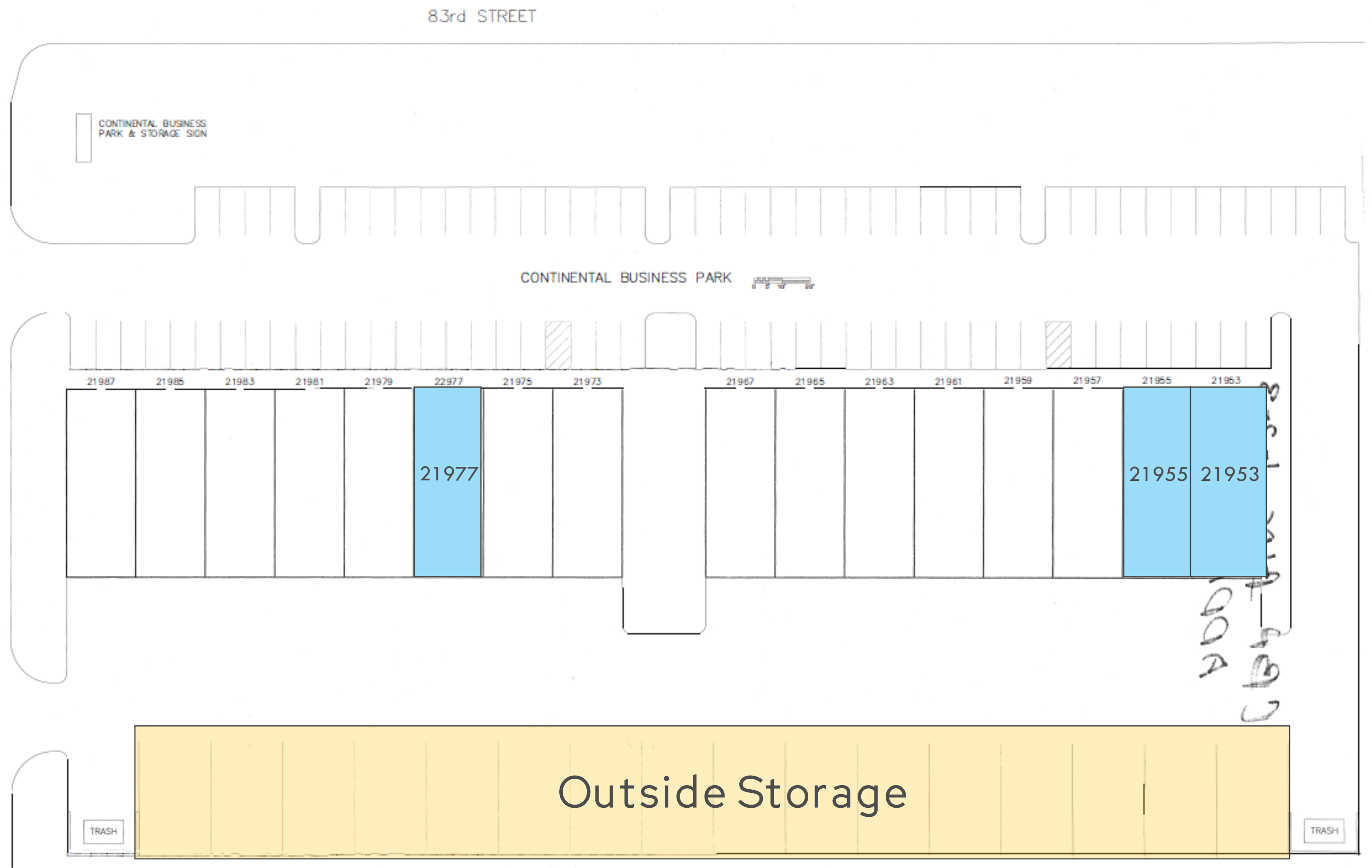
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Building 2

Suite Availability

= Available Now



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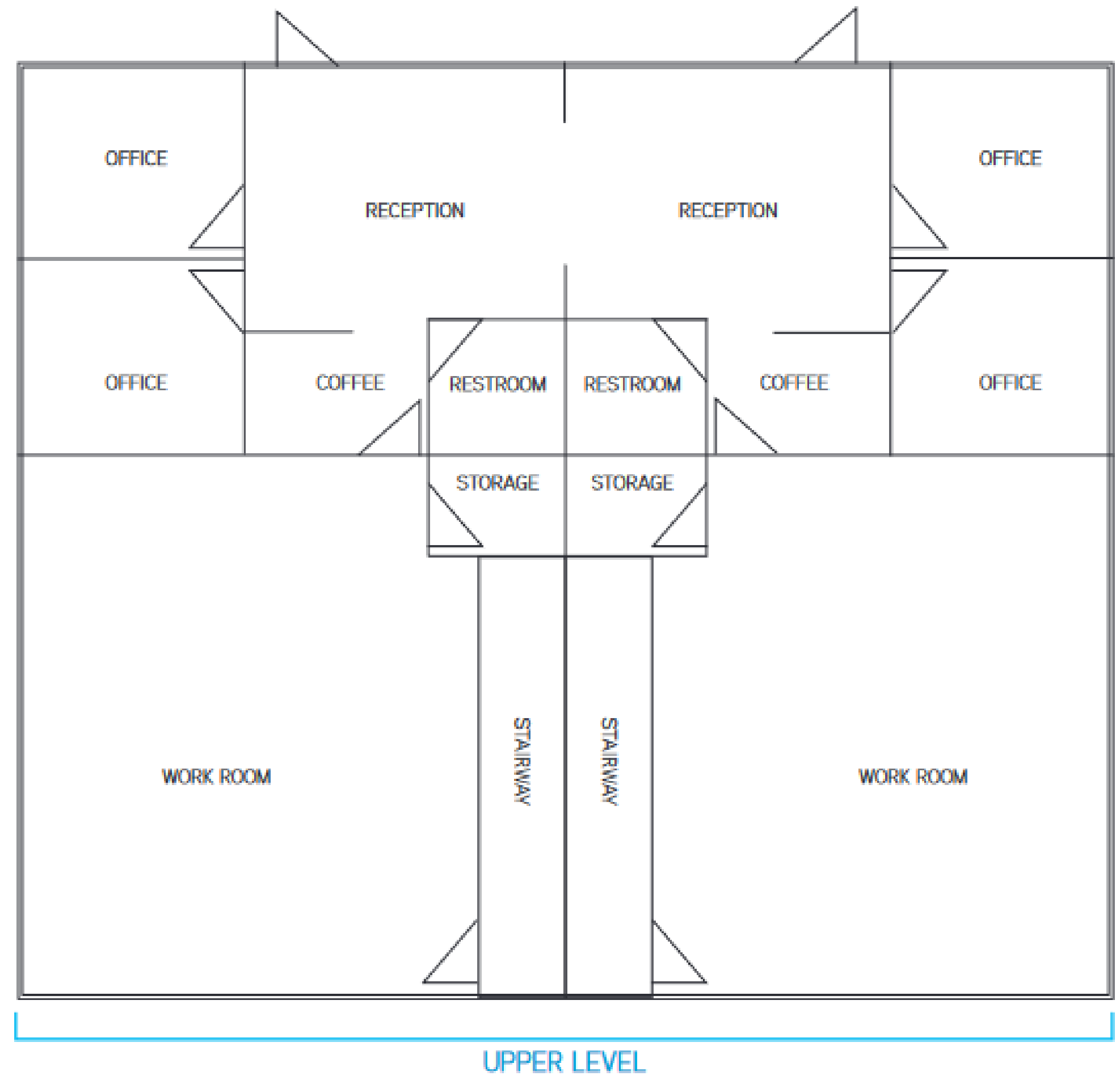
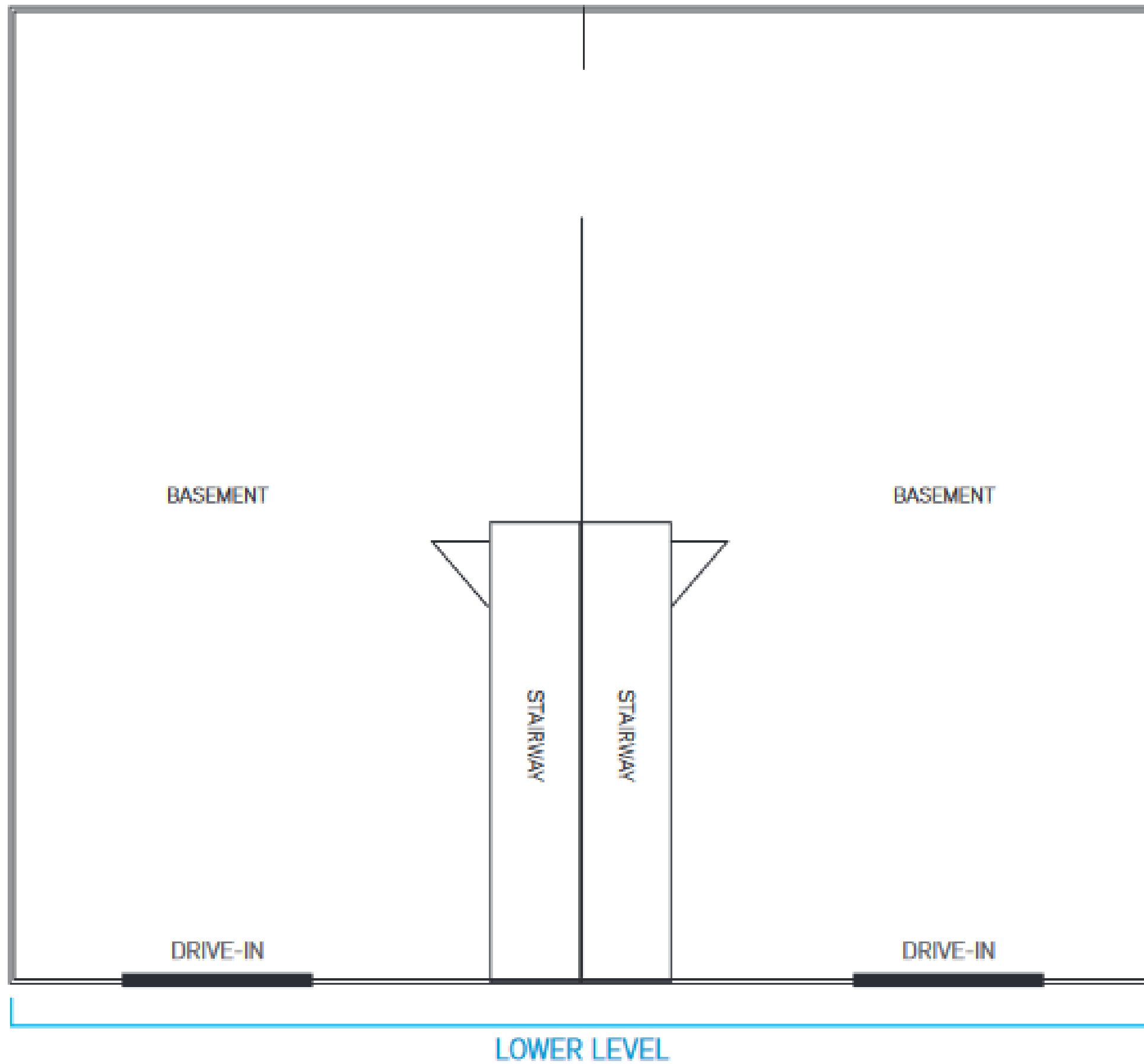
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Suite 22117 & 22119



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