

**2,377- 5,000 RSF  
AVAILABLE FOR LEASE**  
912-922 E WARREN ST • GARDNER, KS

# PROPERTY HIGHLIGHTS

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## AVAILABILITY:

Suite 914: 2,377 RSF - \$2,971/month

Suite 916: 2,505 RSF - \$3,125/month

(\*Can be combined for 4,882 RSF)

Gross plus CAM

Covered Outdoor Storage - \$650/month

2026 Estimated CAMs - \$1.40 PSF

Includes:

- water
- sewer
- snow removal
- lawn care
- exterior lighting
- management
- exterior maintenance

## ZONING:

M-2

## POWER:

120 Amp / 208 Volt / 3-Phase / 4-Wire

## CLEARANCE:

± 20'

## LOADING:

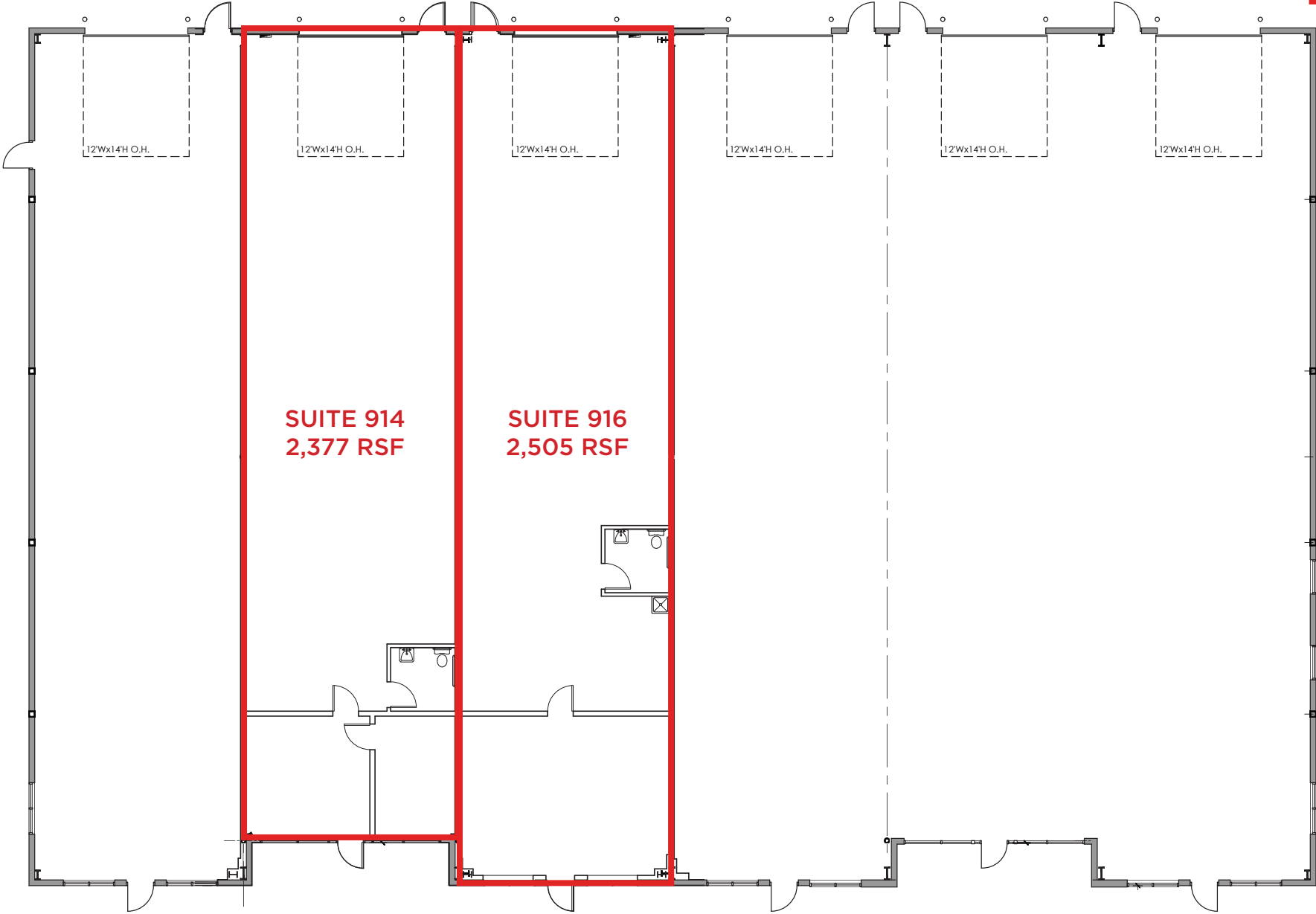
6, 12x14 Drive-In Doors

## PARKING IN FRONT:

44 Spaces



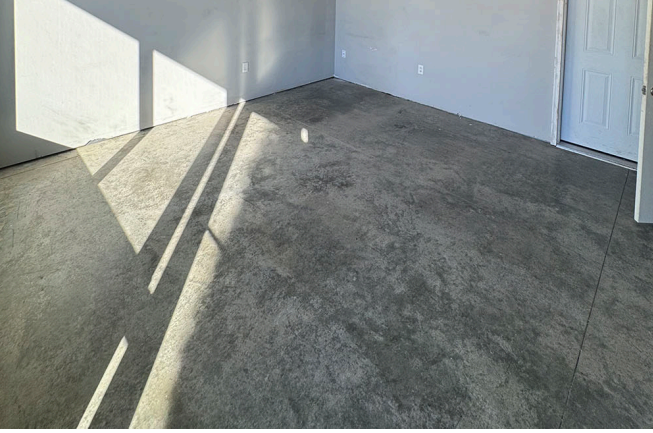
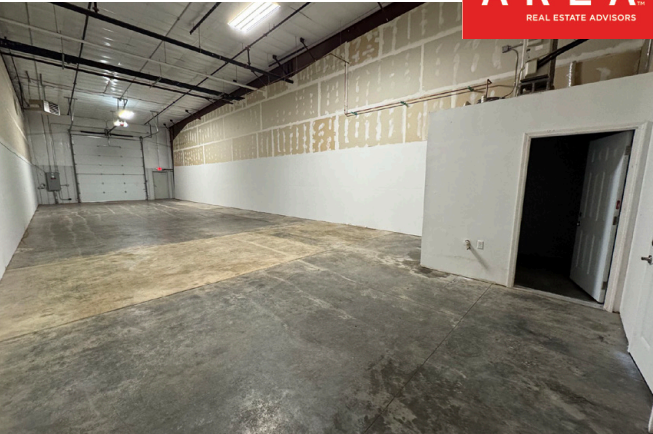
# FLOOR PLAN



**SUITE 914**  
**2,377 RSF**

**SUITE 916**  
**2,505 RSF**

# INTERIOR PHOTOS



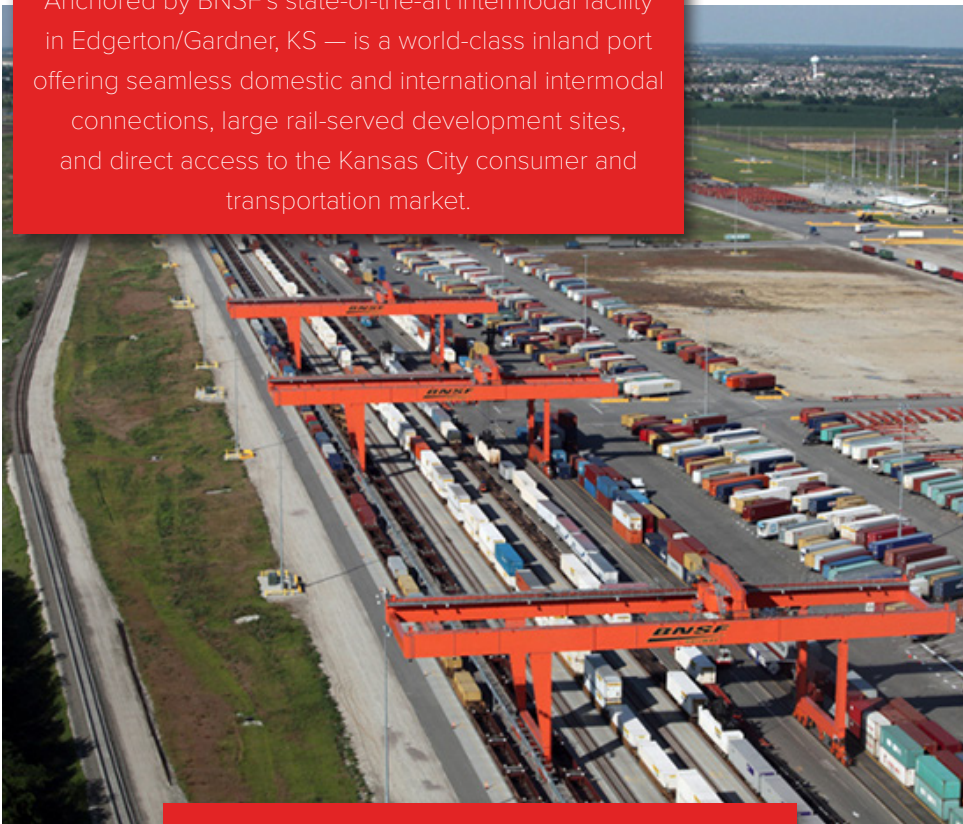
# EXTERIOR PHOTOS



# GARDNER, KS

AREA  
REAL ESTATE ADVISORS

Anchored by BNSF's state-of-the-art intermodal facility in Edgerton/Gardner, KS — is a world-class inland port offering seamless domestic and international intermodal connections, large rail-served development sites, and direct access to the Kansas City consumer and transportation market.

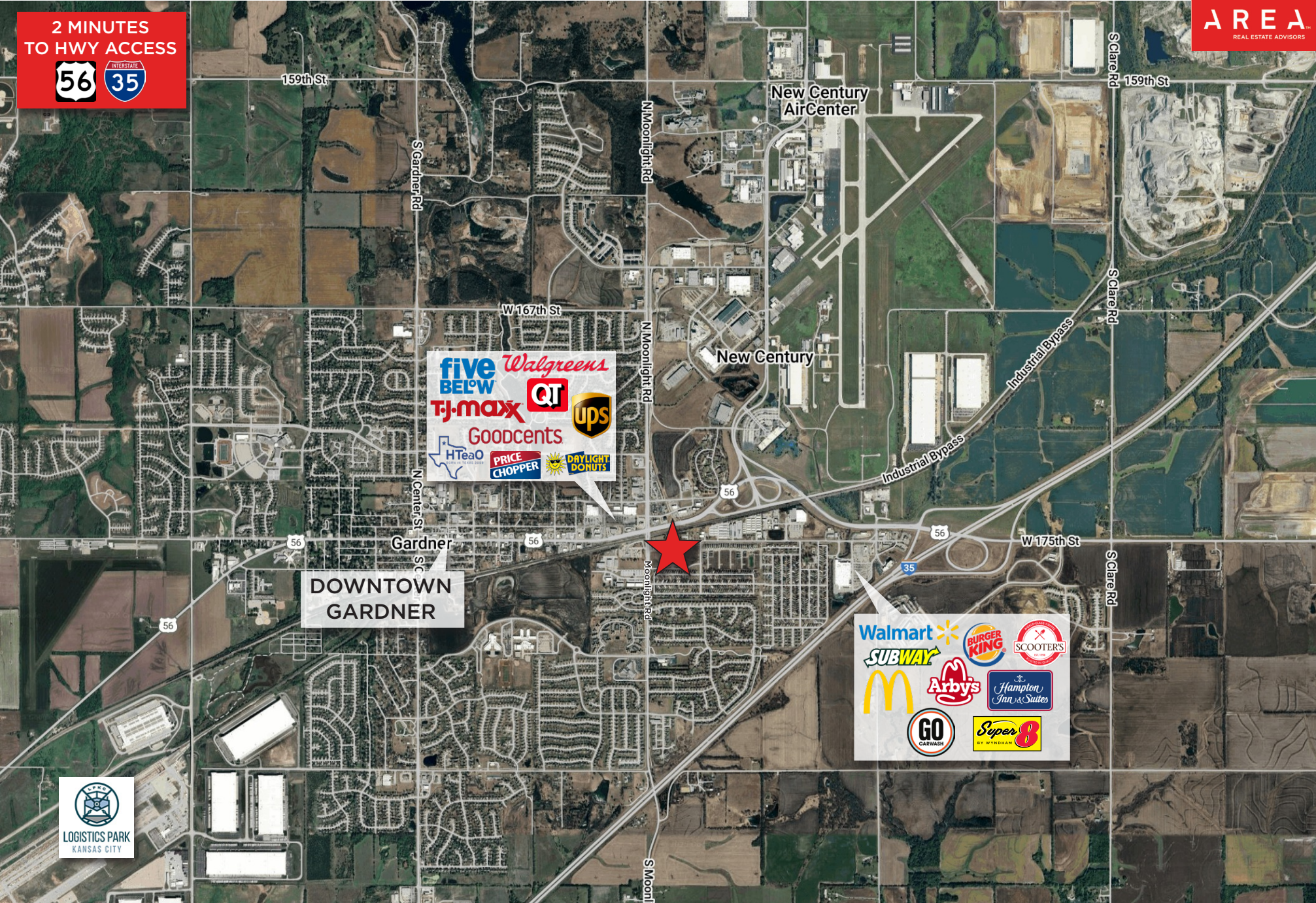


A little over 30 minutes south of Kansas City sits Gardner, Kansas- one of the fastest-growing cities in the metro. About 25,378 people call Gardner home, and in 2024, it was named the fastest-growing city in the metro for cities with populations of at least 20,000. The most recent data from the U.S. Census Bureau show from April 1, 2020, to July 1, 2023, Gardner's population grew by 8.8%. It's also considered the 6th safest city in Kansas for 2024 by Safewise. But while the population continues to rise, the city's leaders are clear — they're not growing for the sake of growth, they're developing opportunities with intention.

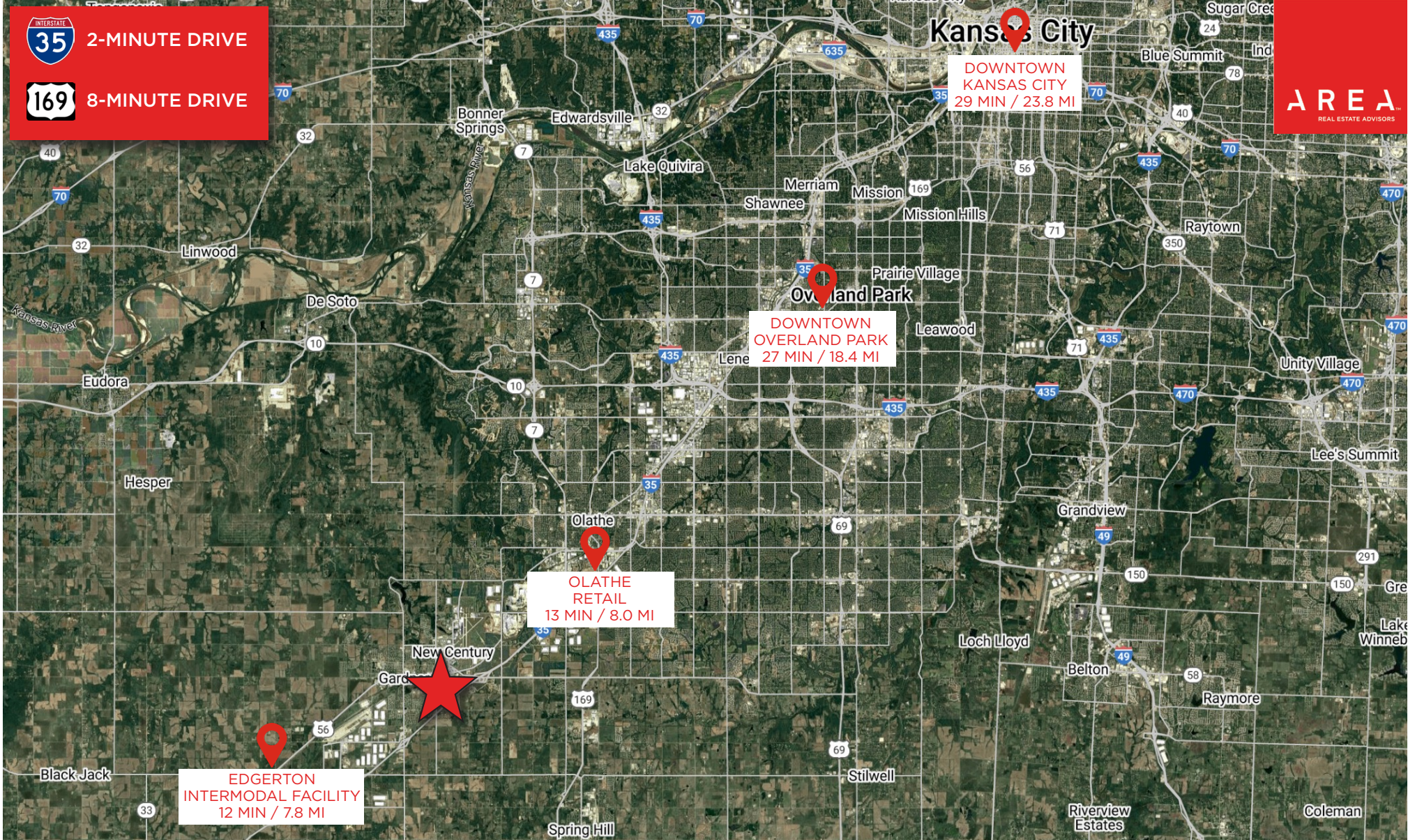
The City of Gardner has a rich and vibrant history with many local attractions in the downtown district and throughout the City. There is an abundant amount of local attractions, which are 20 or more miles outside of City limits.



# AERIAL VIEW



The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.



## MORE INFORMATION

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