

**2,500 | 5,000 | 7,500 RSF  
AVAILABLE FOR LEASE**

**912-922 E WARREN ST • GARDNER, KS**

# PROPERTY HIGHLIGHTS

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## AVAILABILITY:

2,500 SF - \$2,950/month Gross plus CAM

5,000 SF - \$5,750/month 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:

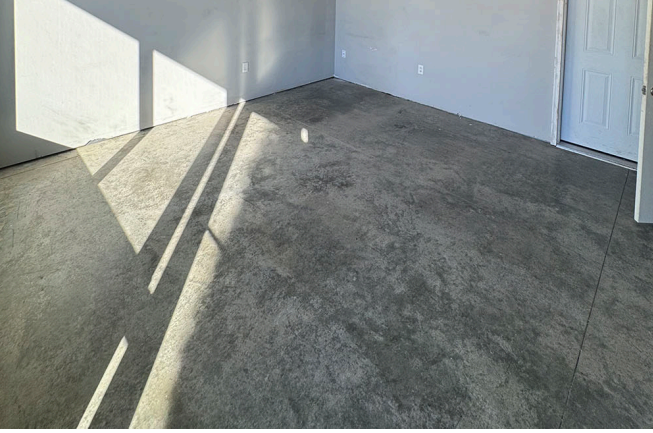
44 Spaces



# EXTERIOR PHOTOS

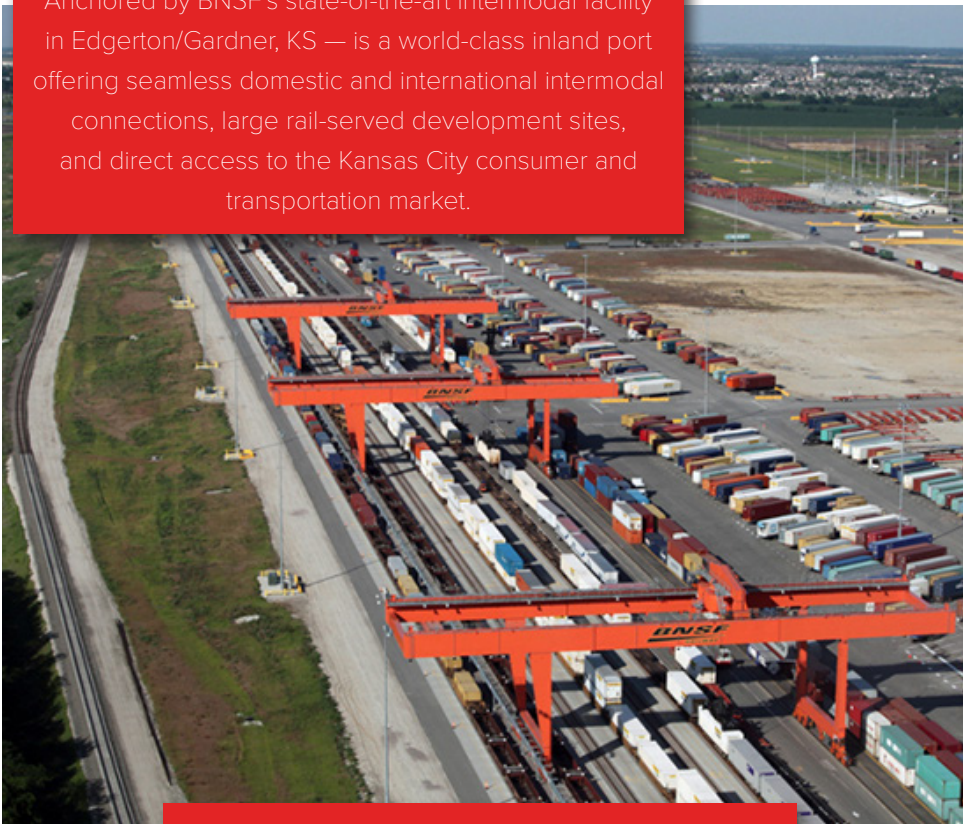


# INTERIOR PHOTOS



# GARDNER, KS

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.

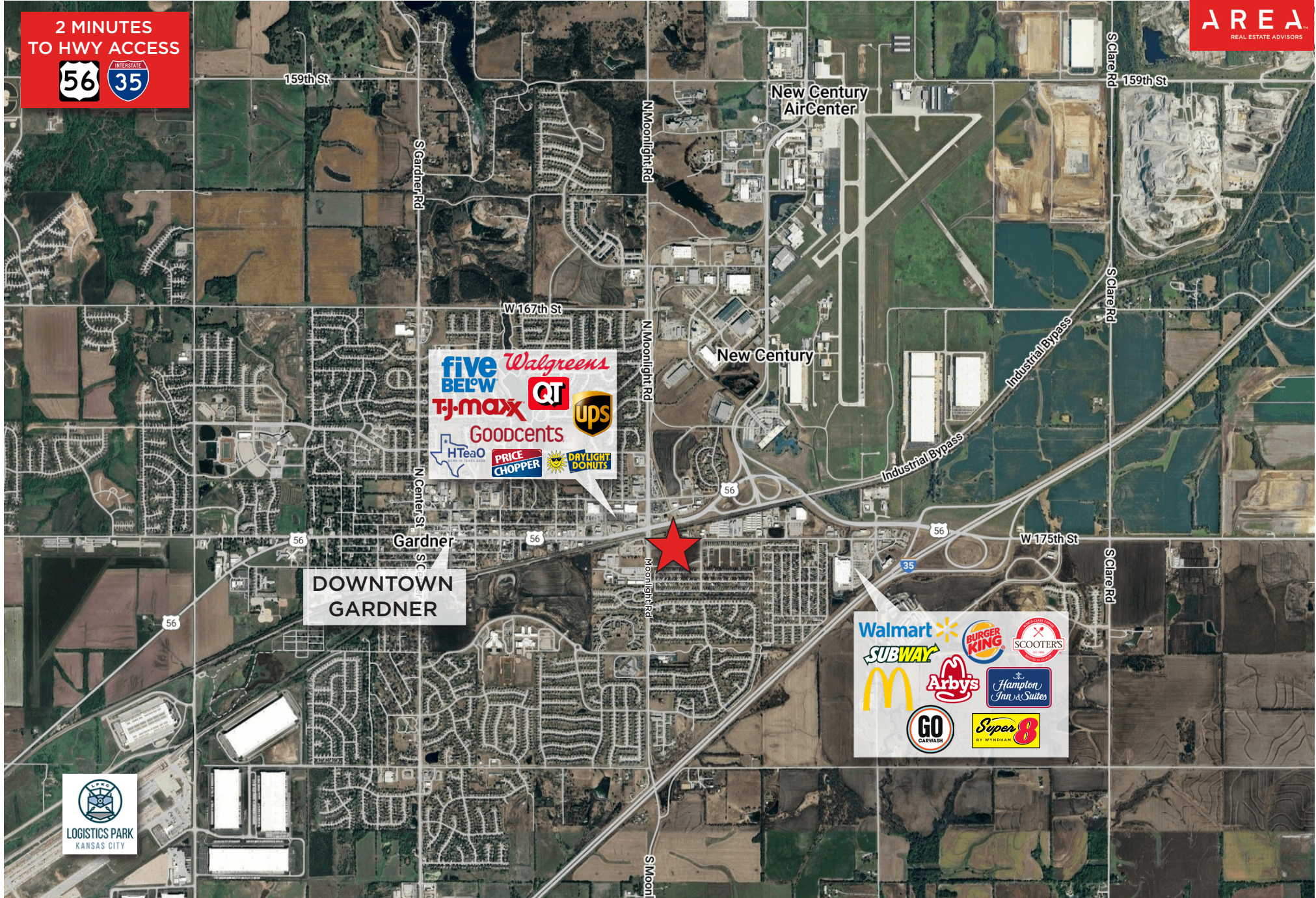


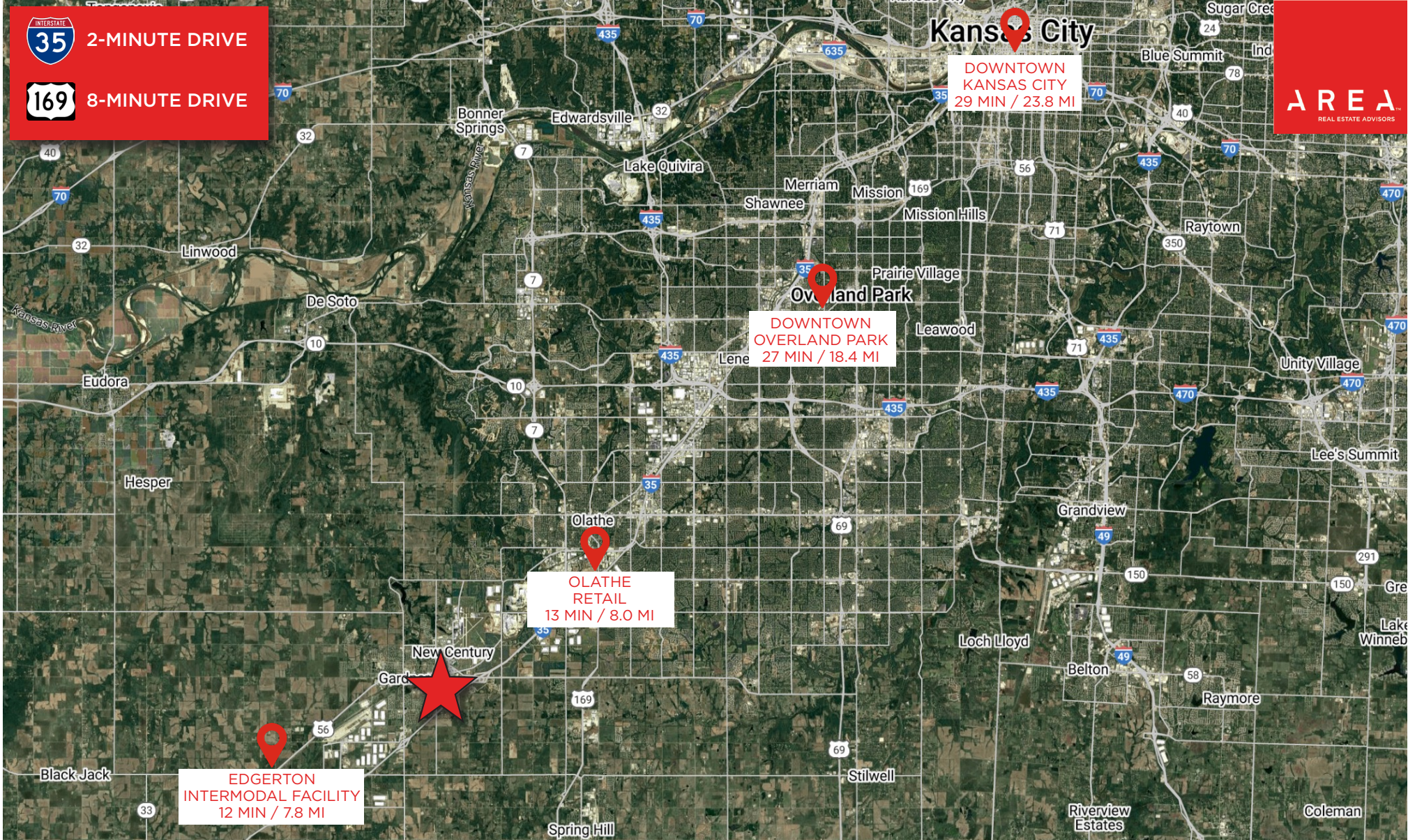
A little over 30 minutes south of Kansas City sits Gardner, Kansas- one of the fastest-growing cities in the metro. About 25,378 people call Gardner home, and in 2024, it was named the fastest-growing city in the metro for cities with populations of at least 20,000. The most recent data from the U.S. 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





## MORE INFORMATION

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