



For Sale

800 SOUTH CREEKSIDE DRIVE

Gardner, KS 66030

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PROPERTY SUMMARY

800 SOUTH CREEKSIDE DRIVE



PROPERTY HIGHLIGHTS

- +/-13,362 SF IND/Flex Building on 1.1 AC
- Rare Opportunity to Acquire a Multi-Tenant Flex Investment Property in Johnson County
- 100% Occupied With Flexible Lease Terms
- Ideal For An Owner-Occupant Seeking Space With Additional Income In Place Or Investors Looking For Value-Add Potential
- Seller to Execute One-Year Leaseback at Closing in +/-4,500 SF
- Excellent Access to I-35 and Gardner's Growing Industrial Corridor

OFFERING SUMMARY

Building Size:	13,362 SF
Sale Price:	\$1,853,600
Lot Size:	1.1 Acres

TENANT	SUITE	SF	MONTHLY RENT	LEASE END DATE
*Heartland Plumbing	800-804	4,500 SF	\$5,500	MTM
My Play Cafe	808-812	3,500 SF	\$3,300	12/31/2027
Datco	814-818	3,600 SF	\$2,900	MTM
Strick & Co	806	1,762 SF	\$1,100	MTM

*Seller to execute a one-year leaseback for approximately 4,500 SF at \$6,000 per month, with two (2) six-month renewal options



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BUILDING SPECIFICATIONS

Size:	13,362 SF
Year Built:	2004
Drive-In Doors:	10 - 12' x 12' Drive-ins
Floor Thickness:	6"

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Zoning:	M-1, Restricted Industrial District
Parking Ratio:	3.8
Clear Height:	18'
Taxes (2025):	\$37,294.52 (\$2.79/SF)



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SPACE DETAILS

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Heartland Plumbing: (4,500 SF)

3 - 12' x 12' drive-ins, is covered
Main floor – kitchen/breakroom, 3 private offices, 1 conference room, 1 restroom and a reception area
2nd story mezzanine – kitchenette, 4 private offices, single stall RR, and a conference room
Single stall warehouse restroom
Warehouse also has washer, dryer, and shower
18' minimum clear height with an average of closer to 20'

Strick & Co: (1,762 SF)

2 private offices, reception area, restroom, 1 -12' x 12' drive in, and a lift in WH

My Play Cafe: (3,500 SF)

Reception area, big open space, 3 - 12' x 12' drive ins

Datco: (3,600 SF)

3 -12' x 12' drive ins, 2 restrooms and a kitchenette



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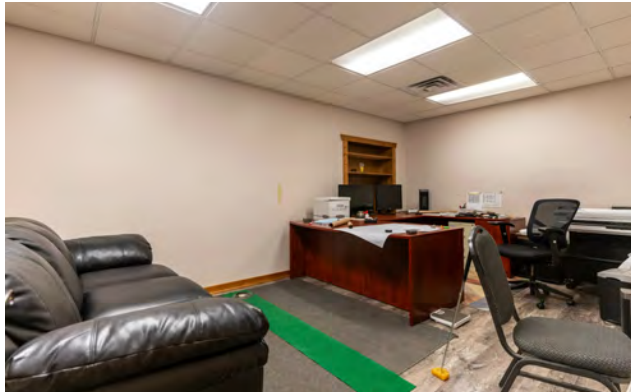
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ADDITIONAL PHOTOS



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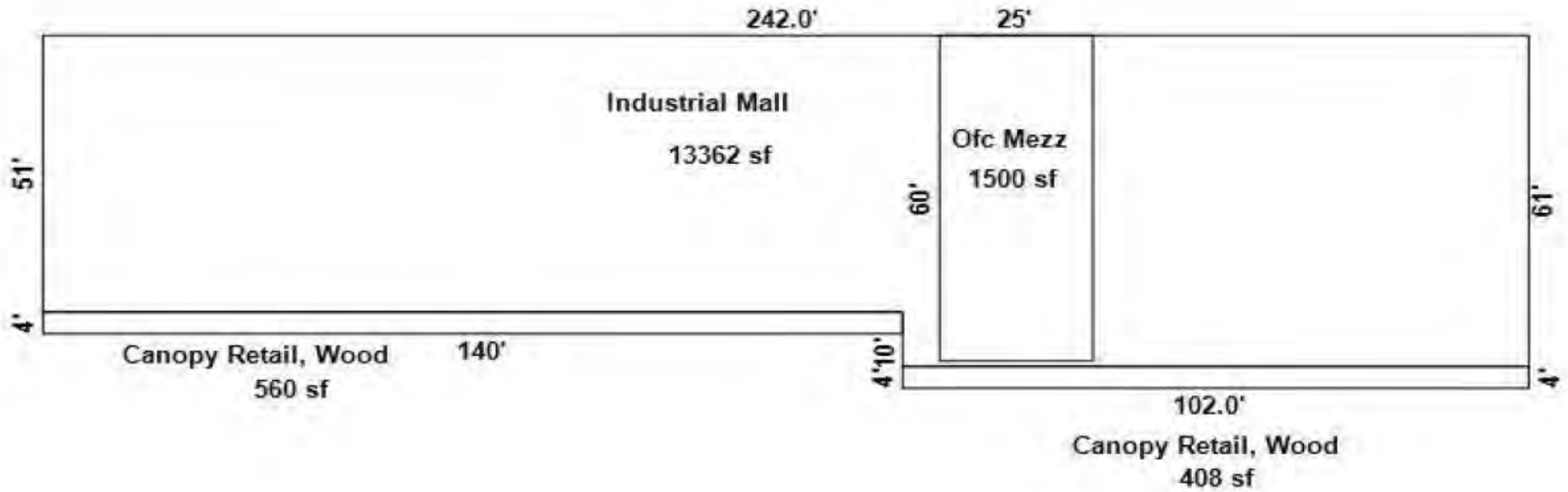
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FLOOR PLAN

800 SOUTH CREEKSIDE DRIVE



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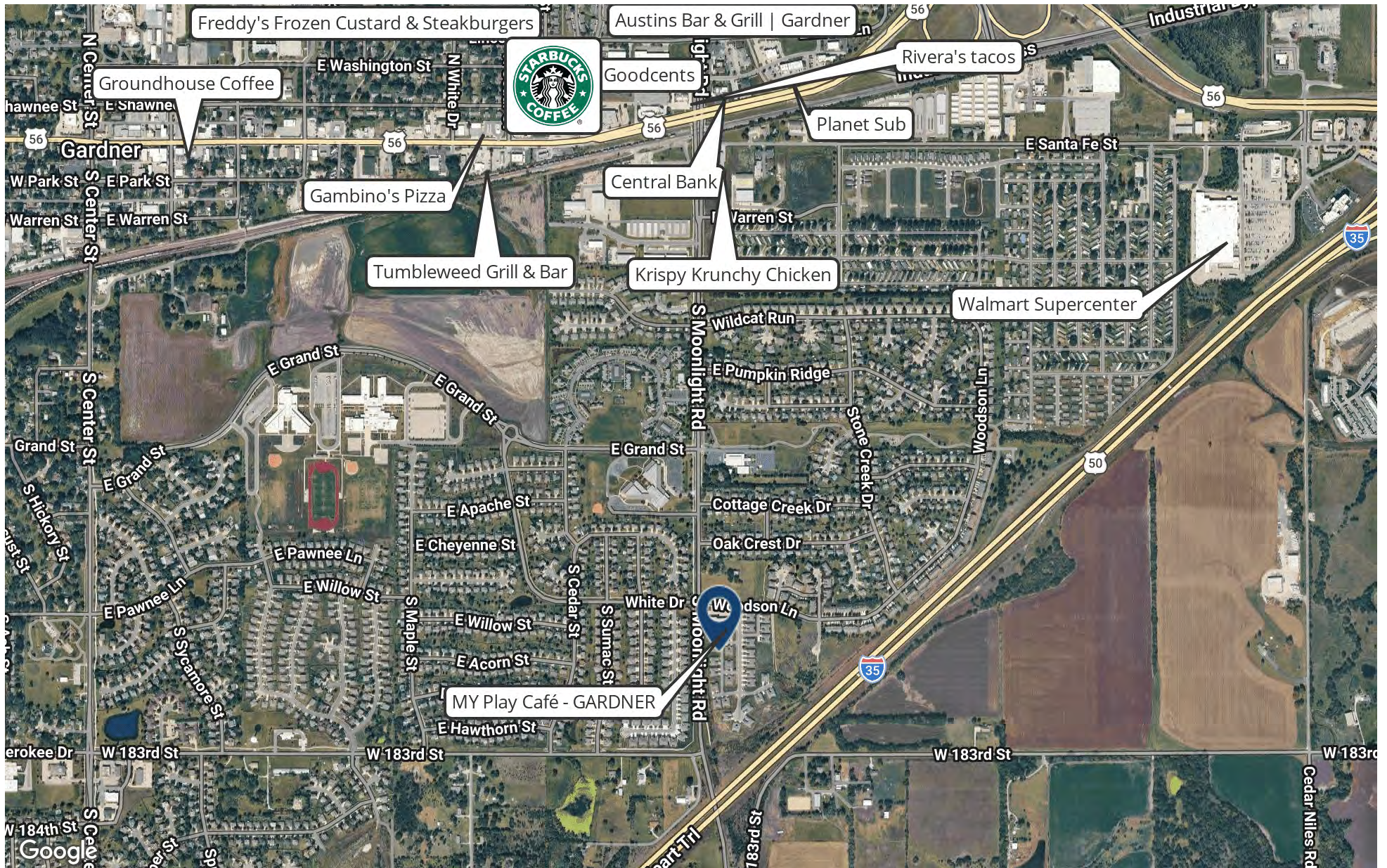
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