

# 12101

W 88TH STREET  
LENEXA, KS

**FOR LEASE: ±9,000 SF AUTO SHOP  
SPACE WITH OUTDOOR STORAGE**

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# PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

- 9,000 SF of Building Space
  - » 12095 W 88th Street: 3,000 SF with restroom and (1) Drive-In Door
  - » 12101 W 88th Street: 6,000 SF with 1,000 SF of office area and (2) Drive-In Doors
- Loading: Drive-In 12' H x 10' W
- Clear Height: 16'
- Fenced outdoor storage with electronic gate
- Trench drains in both buildings
- Zoning: BP2 (Industrial)
- Excellent access to I-35 & US-69
- Centrally located amongst car dealerships
- **Lease Rate: \$15.00 PSF NNN**
  - » Taxes: \$2.23 PSF
  - » Insurance: \$1.82 PSF
  - » CAM: Self performed



# PROPERTY ACCESS



# LOCATION AERIAL

