



FOR SALE - INK CYCLE BUILDING

# Brookhollow Business Park - Building 2

11100 W 82nd Street / Lenexa, KS

HOME / BUILDING HIGHLIGHTS / LOCATION / FLOOR PLAN / SITE PLAN/TAXES/CAM / MAPS

86,186 SF Light Industrial/Office Flex Building  
Unique Opportunity to Own Building



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## Building Highlights

- Excellent location, less than 1 mile from the I-35 and the new revamped 87th Street interchange, location serves the entire metro area, 100,400 cars daily
- 86,186 SF, reinforced concrete construction, well maintained, built in 1974
- 5.7 acre parcel, Zoned BP-2, flexible use (2 parcels)
- 16' to 17' ceiling heights, combination of 14 dock-high doors, 7 drive-in doors, bay size 25' x 40'
- Existing finished office areas, training room, lunch room
- Approximately 250 surface parking spaces, 3 handicapped
- Flex space - office/warehouse, light manufacturing and assembly areas
- Monument and building façade signage available
- 100% leased, lease expires 2017
- 100% climate controlled
- Two building sections joined by interior landscaped atrium:
  - East (office, training & manufacturing) 24,374 SF
  - West (office, manufacturing & warehouse) 58,557 SF
  - Atrium 3,255 SF
  - Total 86,186 SF
- Sale Price: \$3,000,000



POPULATION	
3 mile	108,253
5 mile	227,414

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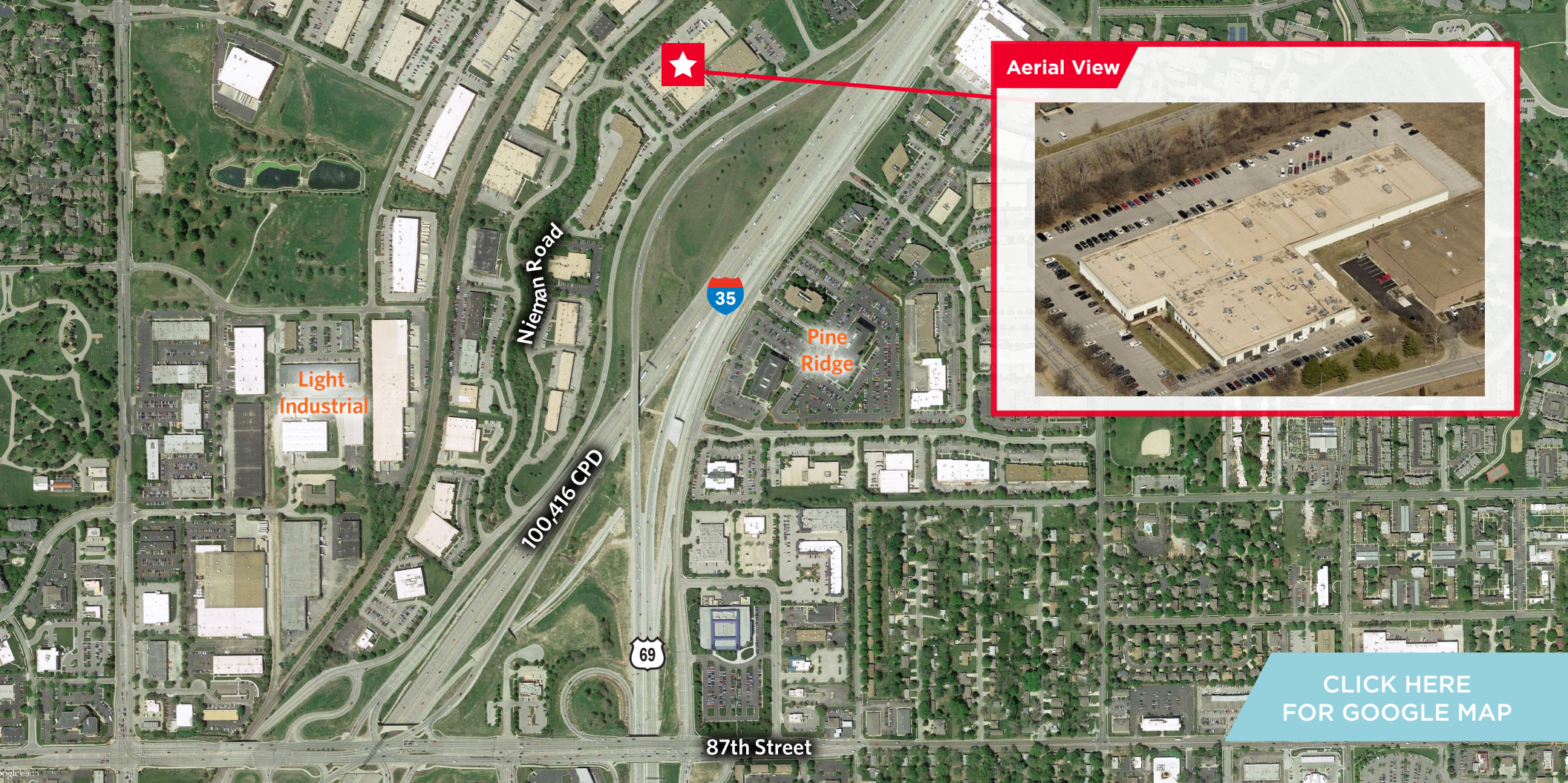


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[CLICK HERE FOR GOOGLE MAP](#)

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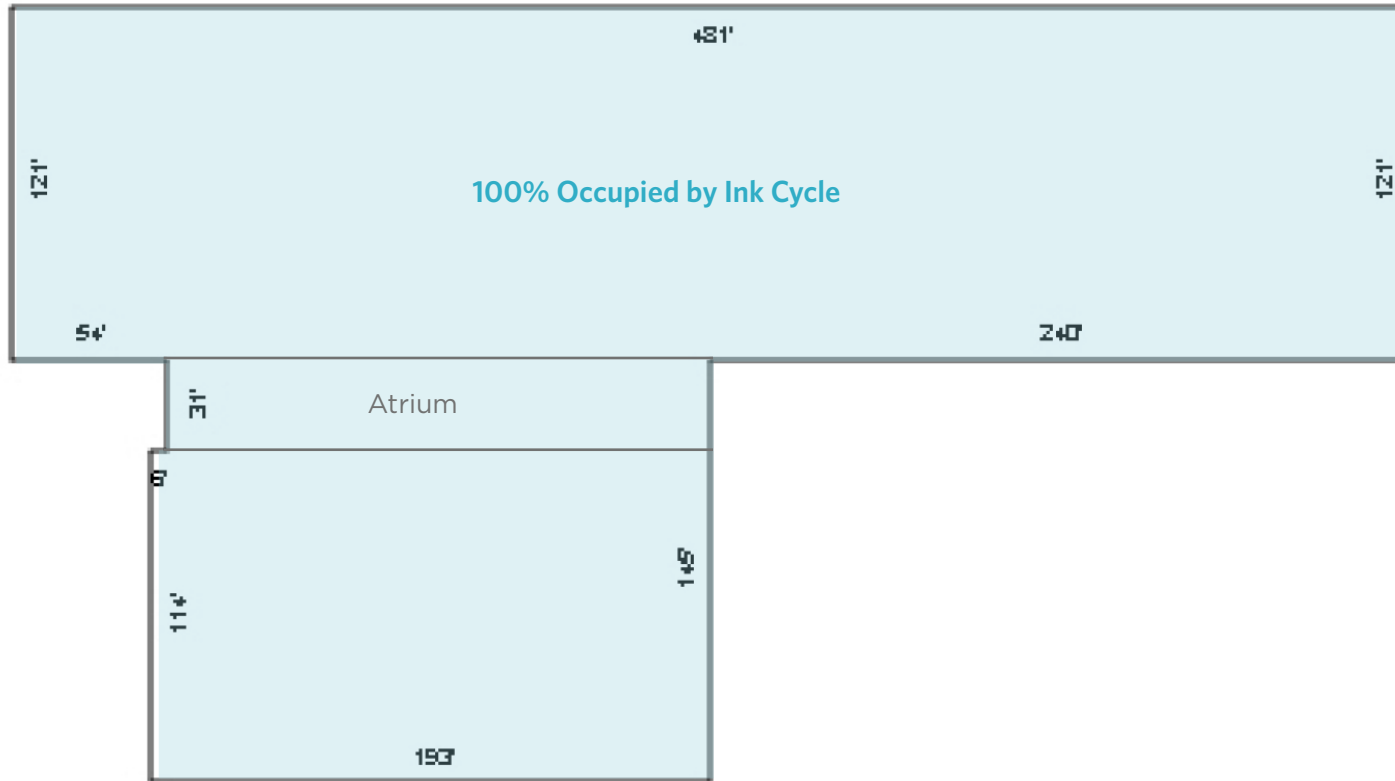
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## Floor Plan



*Floor plans represent an approximate size and layout, need to be field verified.*

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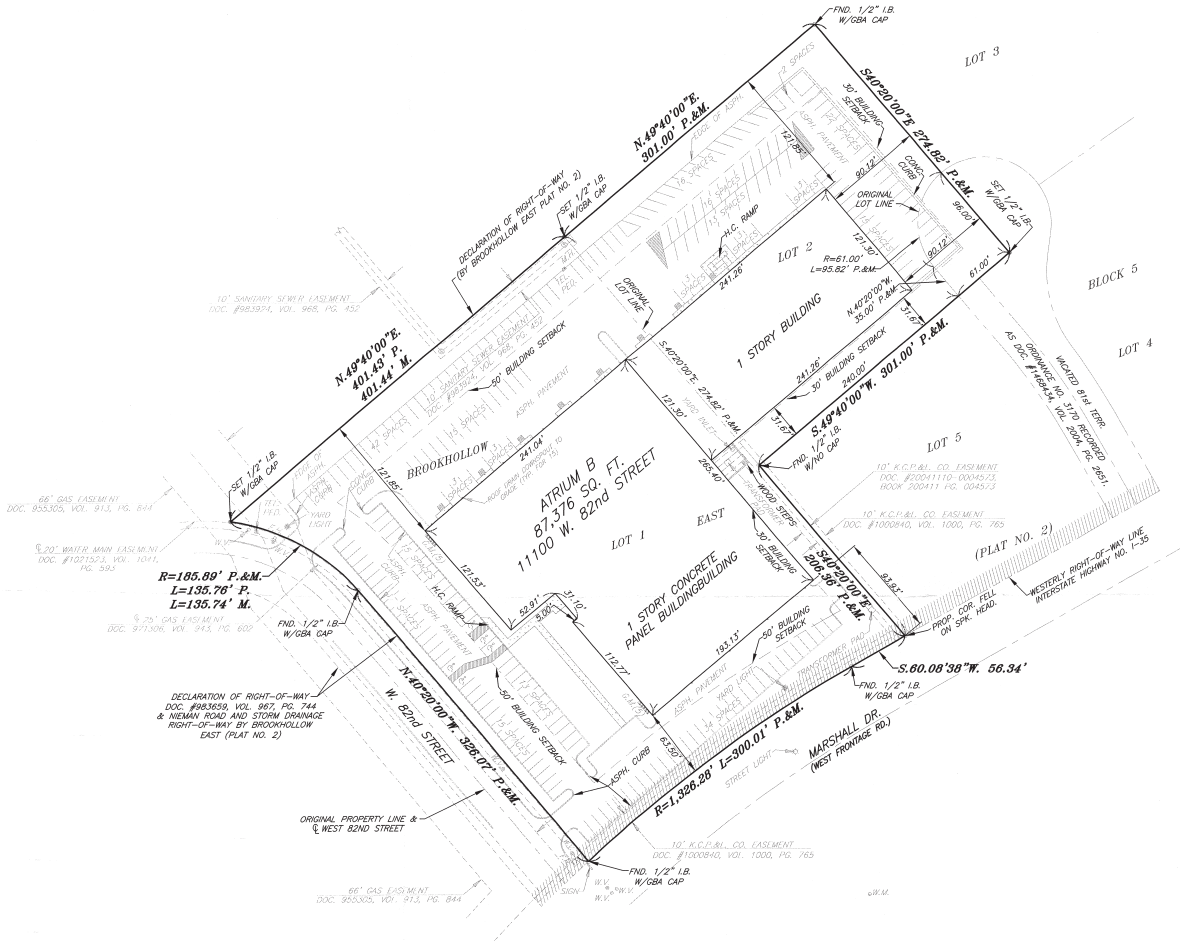
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## 2005 Survey



## Real Estate Taxes Detail

Parcel Numbers:	IPO7000005 0001 IPO7000005 0002
Location:	11100 W 82nd Street
Full Tax:	\$97,202.45
(2 parcels)	\$10,274.74 \$107,477.19
2017 Appraised Value:	\$3,078,000.00
(2 parcels)	\$254,550.00 \$3,332,550.00
2016 Taxes:	\$1.32 PSF
2016 Insurance (\$17,754):	\$0.22 PSF

## Taxes Under Appeal

## 2016 CAM Charges (Common Area Maintenance)

	2016	Amount
Repair & Maintenance:	\$0.19	\$15,850.33
Roads/Grounds/Security:	\$0.17	\$13,677.59
Cleaning:	\$0.19	\$15,322.55
Utilities:	\$0.23	\$18,531.90
Administration:	\$0.22	\$18,060.46
<b>Total:</b>	<b>\$2.42</b>	<b>\$197,364.56</b>

The CAM charges are provided by the ownership.

The CAM charges, Real Estate Taxes and Insurance are based on 81,555 SF.

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## Parcel Maps

Parcel # IP07000005 0001



Parcel # IP07000005 0002


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