

**10,814 SF Flex Space**  
**Lease Rate: \$7.00 PSF NNN**

### Property Highlights

- Completely remodeled flex building
- Fully air conditioned, window lined warehouse space
- Excellent access to I-35
- Owner willing to add bathrooms and additional office with term lease
- Two dock-high doors, one van-high door
- Taxes: \$1.89, Insurance: \$0.19, CAM: \$1.06

**Jack Goldsborough, CCIM**  
Associate  
+1 816 412 0326  
jack.goldsborough@cushwake.com

**Joe Giwa**  
Associate  
+1 816 216 5657  
joe.giwa@cushwake.com

4600 Madison Avenue, Suite 800  
Kansas City, MO 64112  
Main +1 816 221 2200  
Fax +1 816 842 2798  
**cushmanwakefield.com**

## Building Features

### OVERVIEW

Address 8208 Nieman Road, Lenexa, KS

Square Feet 10,814 SF

Office Square Feet 500 SF

### FEATURES

Zoning BP-2 (Planned Manufacturing)

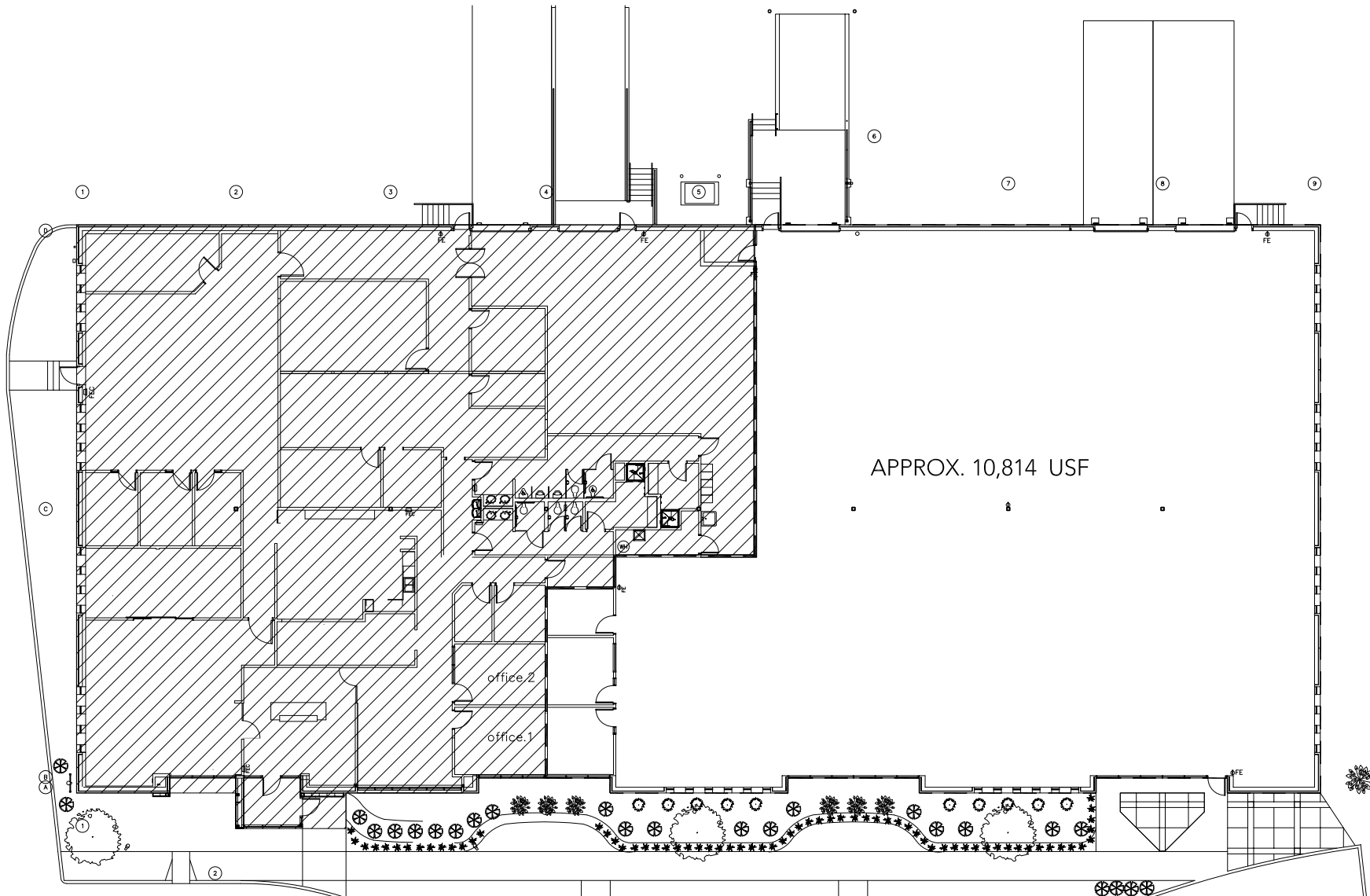
Clear Height 14'

Year Built 1977

Loading 2 Dock-High Doors, 1 Van-High Door



**Floor Plan**



**Location Aerial**

