

**8320 NIEMAN ROAD
LENEXA, KS 66214**

FLEX SPACE

FOR LEASE

12,000 SF



8826 SANTA FE DRIVE SUITE 300
OVERLAND PARK, KS 66212
www.prismres.com
913.674.0438

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ASSOCIATE COMMERCIAL BROKER
913.320.3001
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PROPERTY FEATURES

- Spaces from 12,000 SF
- Functional office/warehouse configurations
- Professionally managed business park setting
- Convenient access to I-35 & 69 Highway
- HVAC
- Sprinklered
- Drive-in (3 ct.) loading
- 13.5'-16' clear heights
- Conditioned warehouse spaces
- BP-2 zoning
- 3 Phase Power

LEASE RATES

- \$10.00 PSF Triple Net
- 2026 Nets est. at \$4.57 PSF

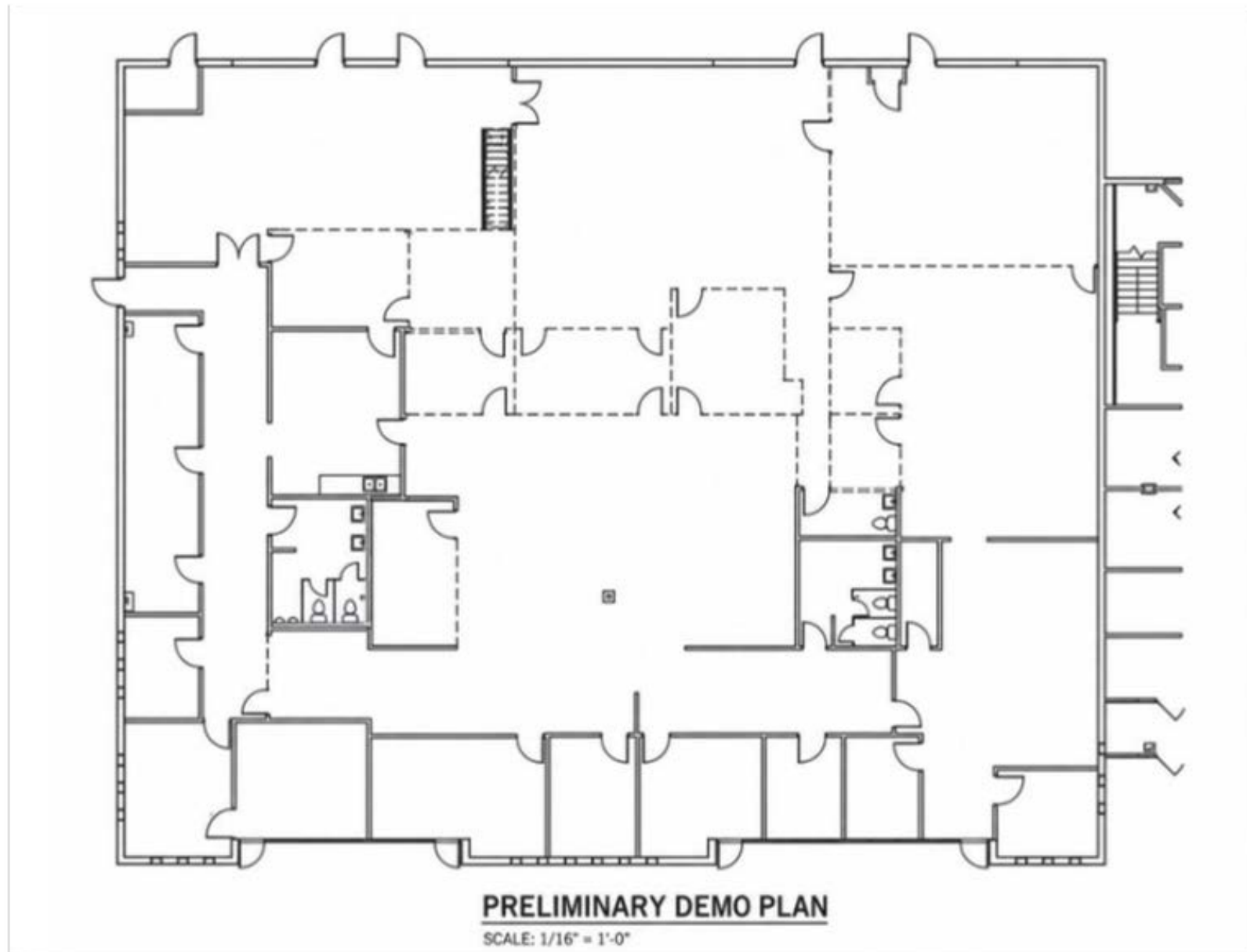
EXTERIOR PHOTOS



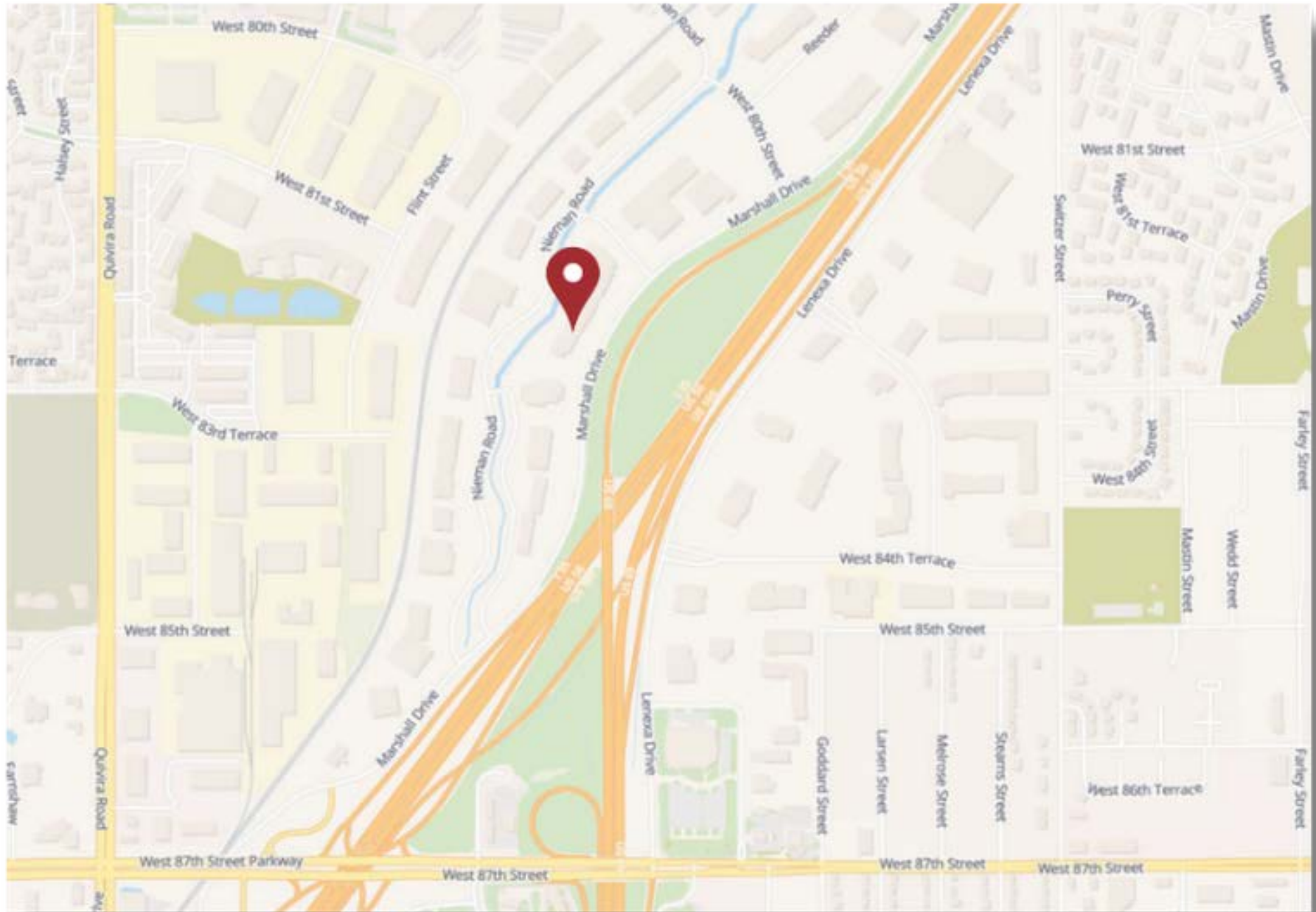
INTERIOR PHOTOS



FLOOR PLAN



LOCATION



8320 Nieman Road
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