

FOR LEASE

9000 E. 46th St. North | Bel Aire, KS 67226
Flex Business Suites

FOR MORE INFORMATION, CONTACT CHRISTIAN M. MADSEN

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DETAILS

TOTAL BUILDING SIZES

12,000 and 16,000 square feet

AVAILABLE SUITE SIZES

2,000 – 12,000 square feet

LEASE RATE

\$12/square foot annually, NNN

ZONING

Light industrial

PARKING

Ample parking around the buildings

DOORS

Overhead doors – 12'x14'

HEATING & AIR CONDITIONING

Split High Efficiency HVAC system in the offices, warehouse heated with hanging unit heaters

USES

Flex space designed for use as warehouse, distribution, and light industrial with corresponding office space as needed.

LOCATION

West of the intersection of 45th Street North and Webb Rd

CONSTRUCTION

Pre-Engineered steel buildings, fully insulated with decorative exterior metal panels

YEAR BUILT

2024 – 2025

ROOF TYPE

Standing seam metal panels

CEILING HEIGHT

20 feet in warehouse, 9'6" in offices

LIGHTING

100% LED interior and exterior lights

FLOORS

6-inch reinforced concrete throughout

INTERIOR BUILD OUT

Allowance for interior office/bathroom build out for initial leases with a term of 5 years or more



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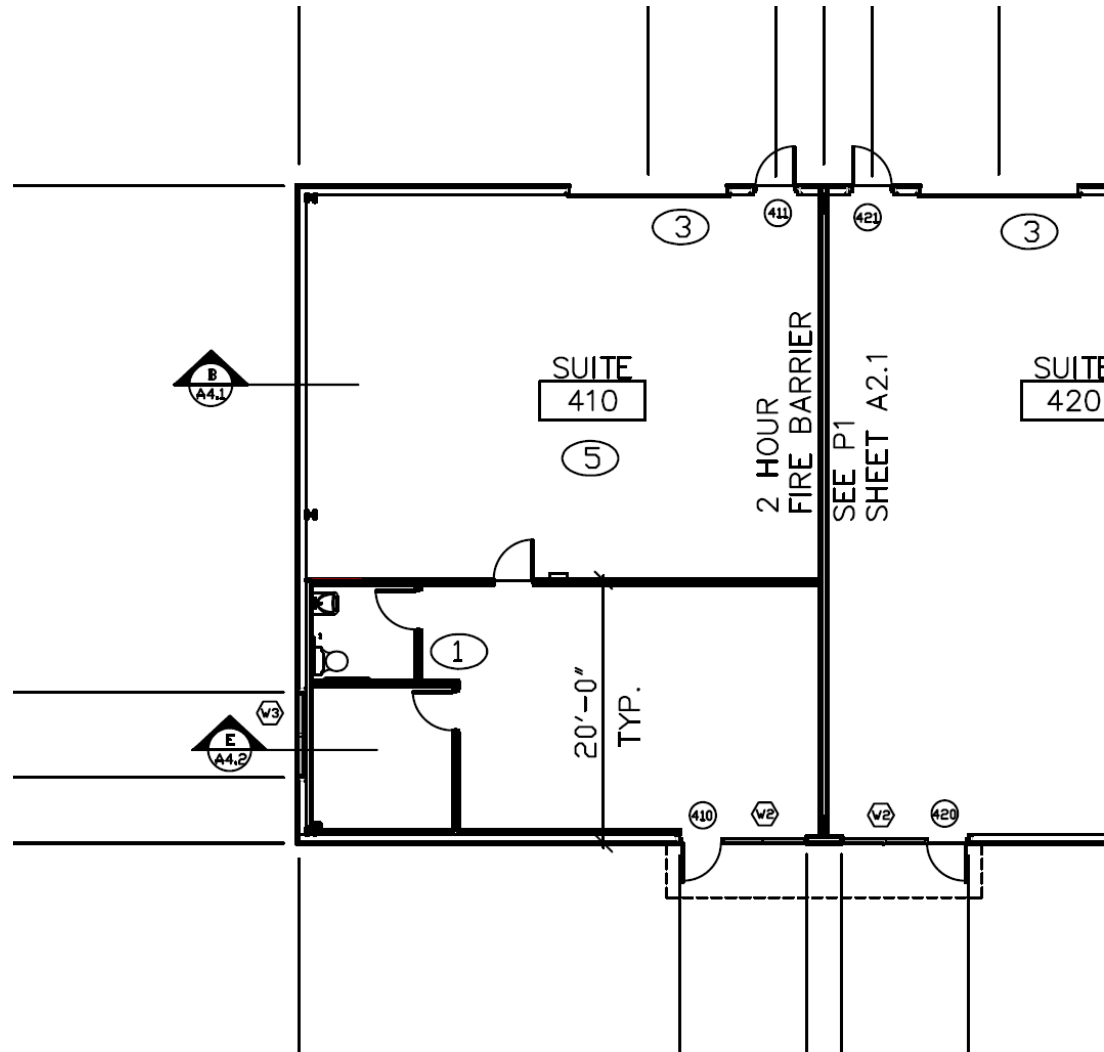
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FLOOR PLAN



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SITE PLAN

MASTER SITE PLAN

- NOTES:
• ALL DIMENSIONS TO OUTSIDE OF FOUNDATION.
• VERIFY UTILITY SERVICE LINE LOCATIONS WITH UTILITY CONTRACTORS AND ENGINEERING DRAWINGS.



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AERIAL



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