

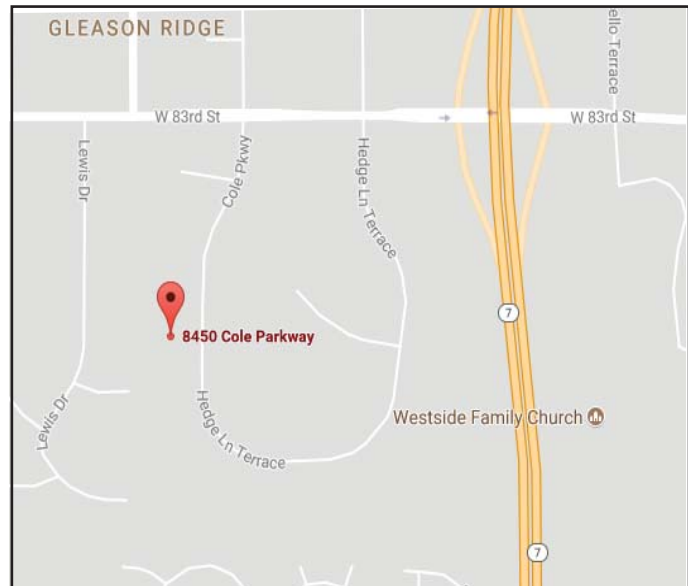
FOR SALE

46,767± Square Feet



**8450 Cole Parkway
Shawnee, KS**

- **46,767± SF Building (divisible)**
- **3,555± SF Office**
- **24'-26' Clear Height**
- **8 Dock High Doors**
- **4 Drive-In Doors**
- **Built in 1999**
- **Situated on ±4.0 acres**
- **Zoned P-1**
- **Sale Price: \$3,500,000**



For more information, please contact:

Richard M. Lanning, Jr., SIOR, CPM, CCIM
rmlanning@ntrealty.com

or

R. Thomas Demesko
tdemesko@ntrealty.com

(816) 221-2300



Certified Property Manager



IREM Institute of Real Estate Management



Individual Member



NT REALTY, INC.

1828 Swift, Suite 203, North Kansas City, Missouri 64116

Phone: (816) 221-2300 • Fax: (816) 221-2305

E-mail: info@ntrealty.com • Website: www.ntrealty.com



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Property Data Sheet

8450 Cole Parkway
Shawnee, KS

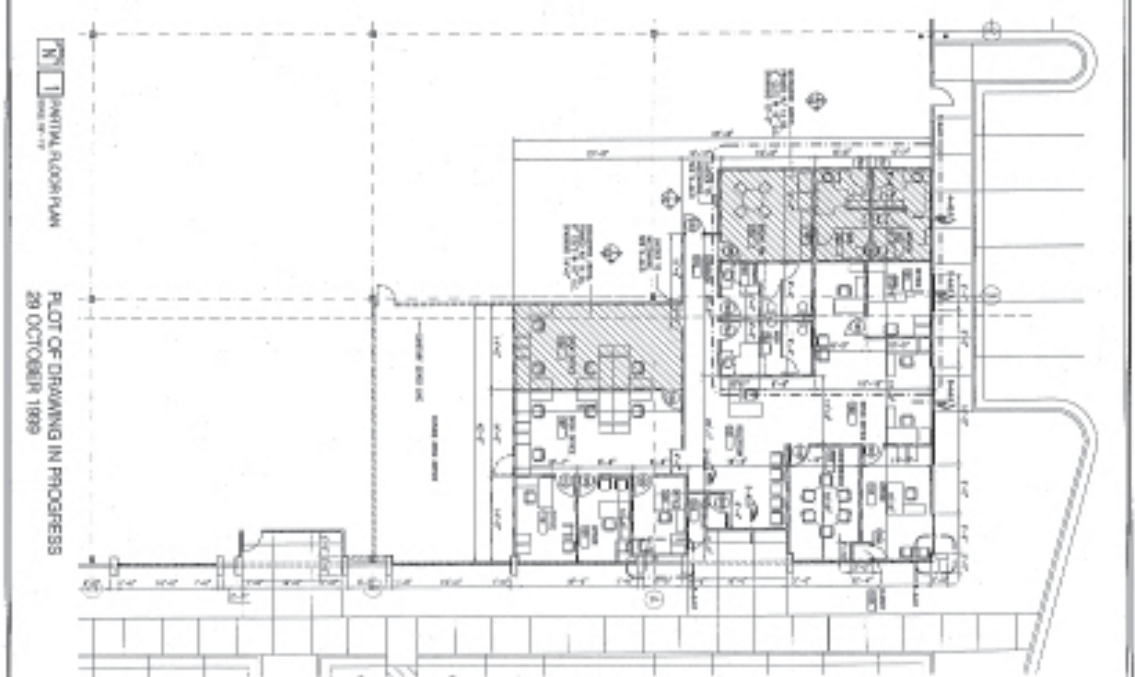
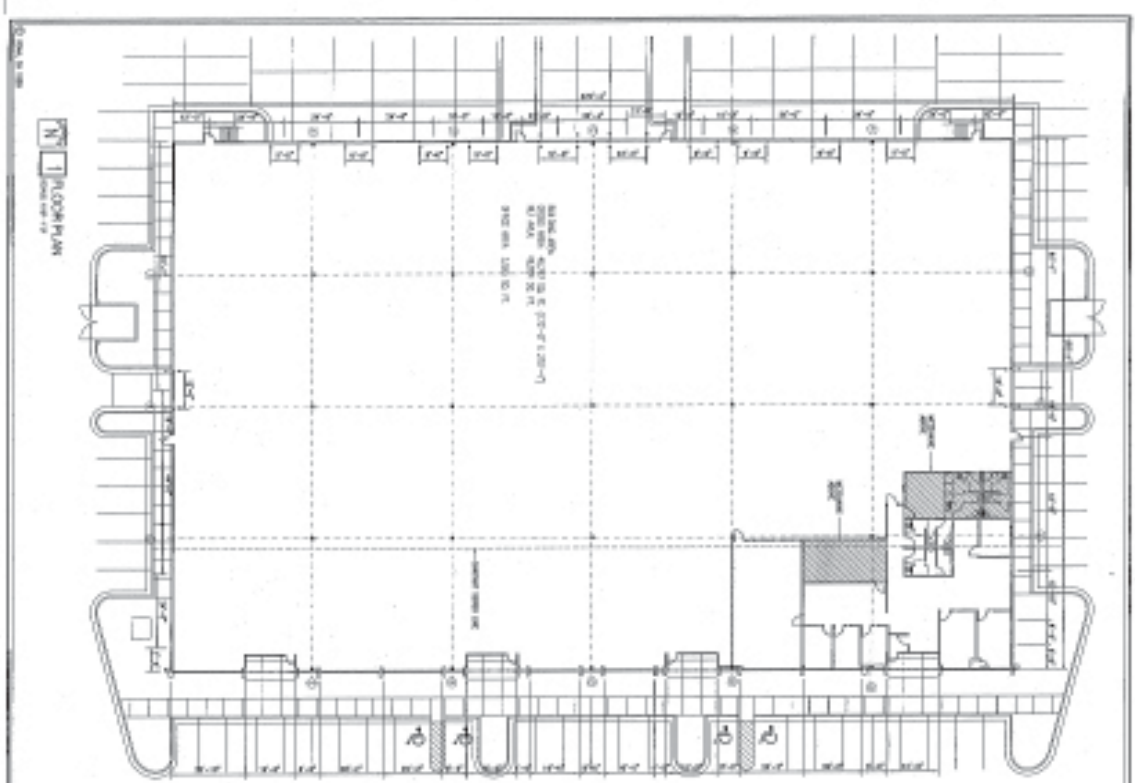
SQUARE FOOTAGE:	±46,767
COLUMN SPACING:	45' x 43'
OFFICE AREA:	±3,555 SF
CONSTRUCTION:	Precast Concrete
CLEAR HEIGHT:	24'-26'
FLOOR TYPE:	6" Concrete
LOADING:	8 Dock High Doors & 4 Drive-In Doors
LIGHTING:	Fluorescent throughout
ELECTRICAL:	400 amp, 120/208 volt 3-phase & 200 amp 120/208 volt 3-phase; Conduit available for 2 additional 400 amp services
HVAC:	Office air conditioned; overhead gas-fired electric heaters in warehouse
SPRINKLER SYSTEM:	Fully Sprinklered
AUTO PARKING:	±110 Auto Parking Spaces
ZONING:	P1 - Industrial
FOR SALE:	\$3,500,000
REAL ESTATE TAXES:	2016 Taxes: \$84,060.08
GAS SERVICE:	Kansas Gas
ELECTRIC SERVICE:	Westar
WATER:	Water One
SEWER:	Johnson County Wastewater
INTERNET:	Time Warner Cable
ACCESS:	Easy acces to K-7, K-10, I-435, I-70 & I-35

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Shawnee, KS



PLOT OF DRAWING IN PROGRESS
29 OCTOBER 1989

CONSTRUCTION DRAWINGS - TENANT FINISHES

COLE PARKWAY INVESTMENT L. L. C.

LOT 10, PERIMETER PARK 6TH PLAT, PERIMETER PARK, SHAWNEE, KANSAS

A-2.0



THE FIRM OF
ROBERTSON CO. HAS BEEN
CHARTERED AS ARCHITECTS
P.O. Box 11900 Shawnee, MO 64158
Shawnee, Kansas 64158
ARCHITECTS - ENGINEERS - PLANNERS - INTERIORS

008 D. CAMPBELL & CO., INC.
Structural Engineers - Since 1927
408 North
Broadway, Suite 1411
Kansas City, Missouri 64111

F&B
ENGINEERING
11000 BENTLEY, INC.
2220 Pennsylvania, Shawnee, MO 64158
TEL: 913-271-1100

RECEIVED
AUG 1 1989
HAWKINS INC.

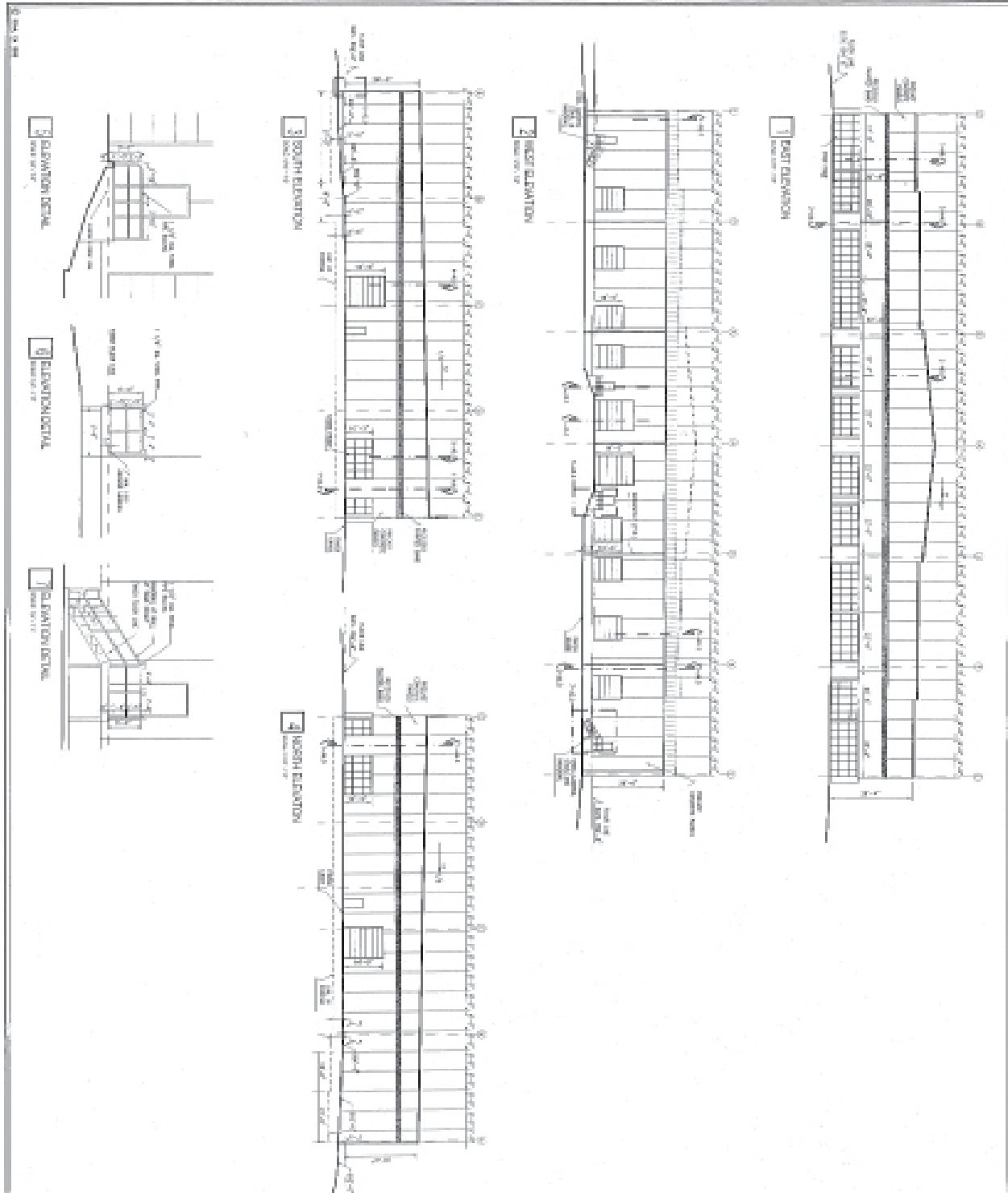




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8450 Cole Parkway
Shawnee, KS

DATE PLOTTED: 08/14/2013 10:45:00 AM



CONSTRUCTION DRAWINGS -- SHELL BUILDING
COLE PARKWAY INVESTMENT L. L. C.

0.3-A
 3.0
 SHEET NO. 3.0 OF 3.0

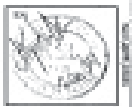
Hart's
 CONSTRUCTION
 CONSULTANTS, LLC



8450 COLE PARKWAY, LOT 12, PERIMETER PARK 8TH PLAT, PERIMETER PARK, SHAWNEE, KANSAS
 THE PROJECT
 PREPARED BY: JACOB
 CHARTERED ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 1000
 DENVER, COLORADO 80202
 PHONE: (303) 733-1111 FAX: (303) 733-1112
 WWW.CHARTEREDARCHITECTS.COM

H. L. CARROLL & CO., INC.
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 FAX: (913) 681-1112
 www.fabshawnee.com





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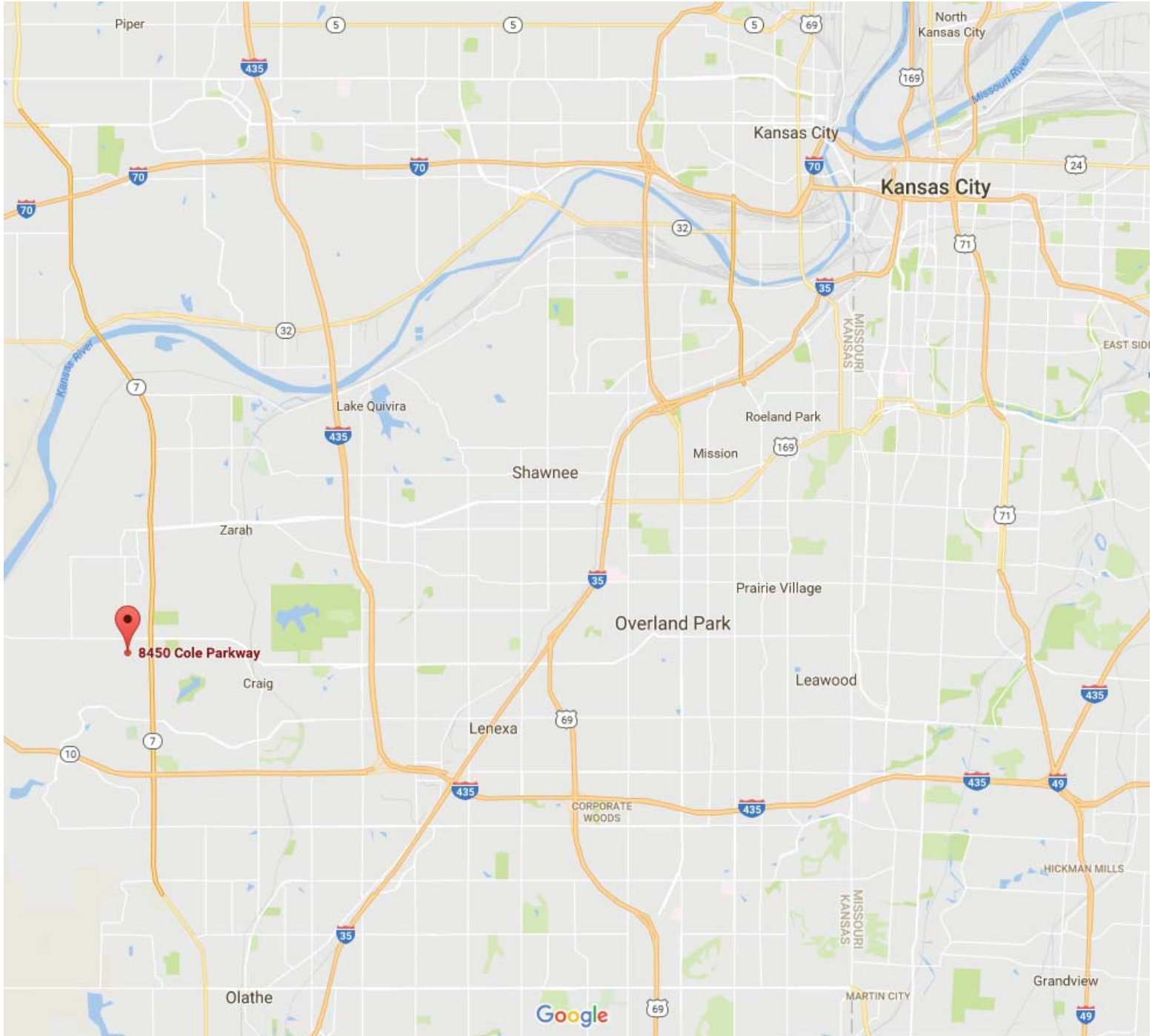
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