

FOR LEASE Brookhollow Building 1 8244 Nieman Road, Lenexa, KS





Affordable Office/Warehouse/Flex Space in Lenexa

10,470 SF Available Warehouse Space
Suite 8244 for Lease | \$7.50 Gross

## **Property Highlights**

- Available December 1, 2024
- 16' Clear height
- 2 Dock-high doors and 1 ramped drive-in door
- Manufacturing/warehouse space, common area restrooms in atrium area
- 800 SF office space
- Located between 75th Street and 87th Street at I-35
- Monument signage available for term tenants
- Heavy Power
- 100% air-conditioned space

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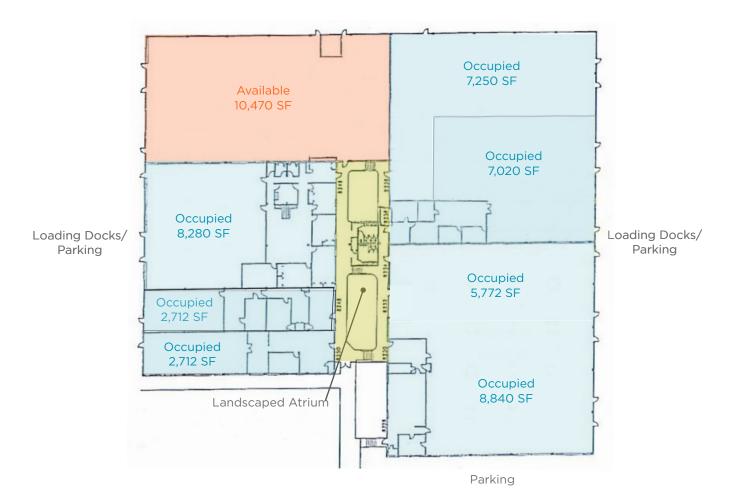
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**Floor Plan** 



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



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Aerial



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