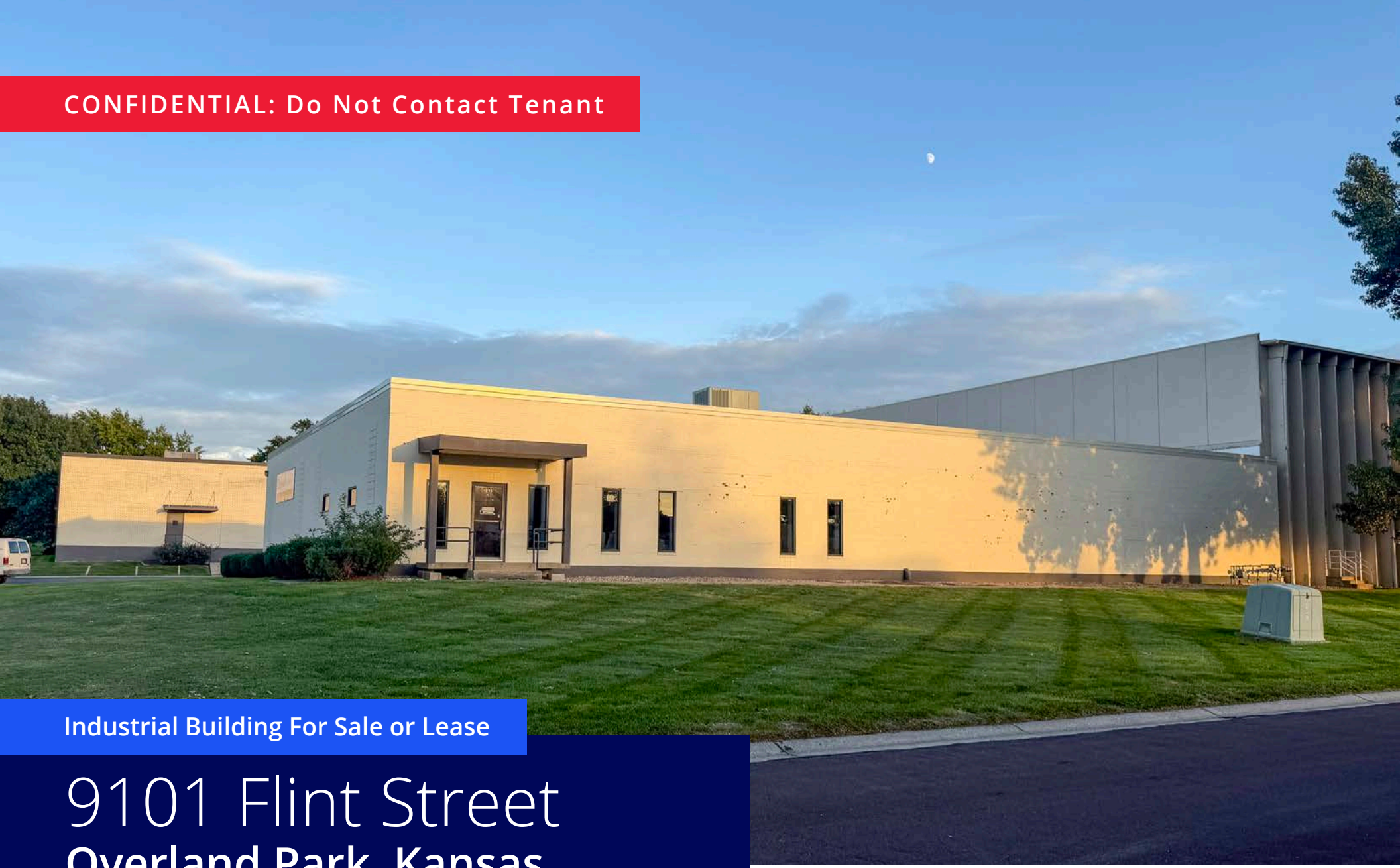
CONFIDENTIAL: Do Not Contact Tenant



Industrial Building For Sale or Lease

9101 Flint Street
Overland Park, Kansas

Tom Haverty
Executive Vice President
+1 816 556 1105
tom.haverty@colliers.com

John Stafford SIOR
Vice Chair
+1 816 556 1184
john.stafford@colliers.com

Colliers

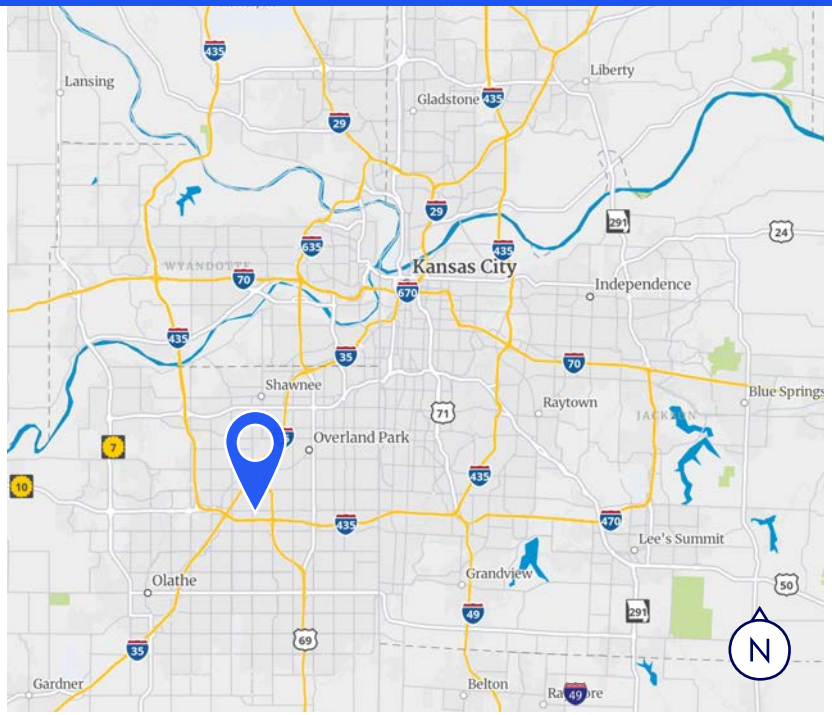
Property Overview

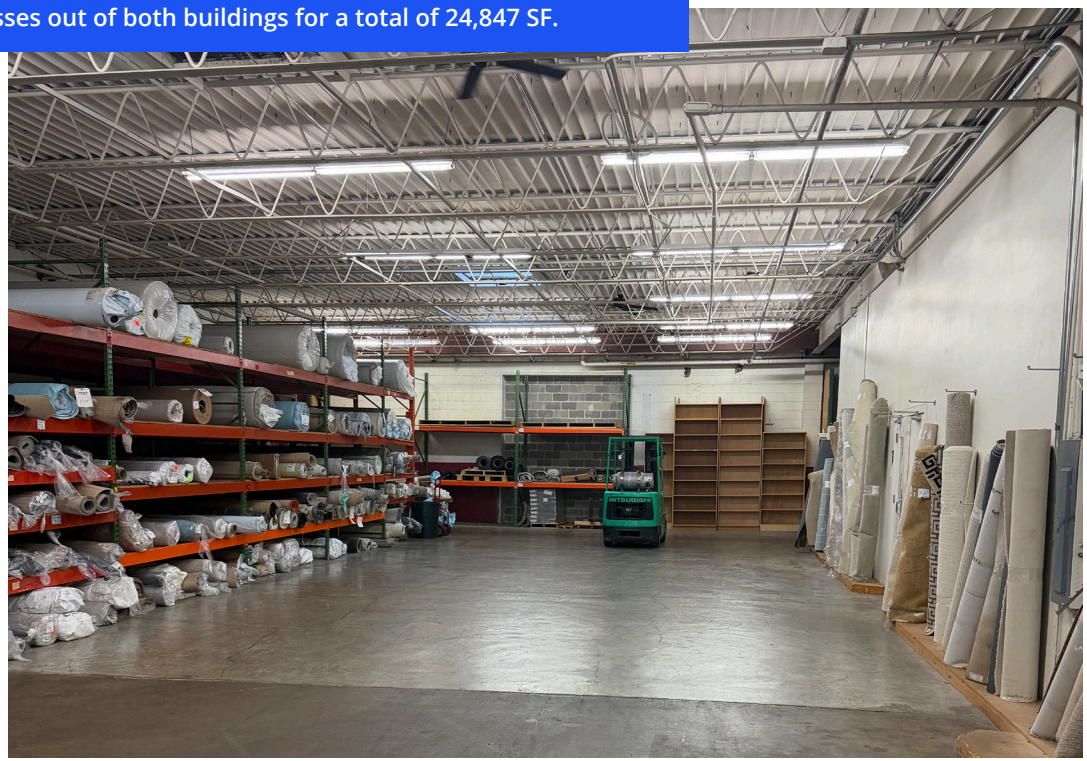
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Total Building Size:	11,396± SF
Year Built:	1968
Construction Type:	Concrete block
Acres	0.74 acres
Clear Height:	12’
Loading:	2 dock-high doors (10’x10’) 1 drive-in door (8’x10’)
Parking:	9 spaces
HVAC/Climate Control:	35-40% HVAC

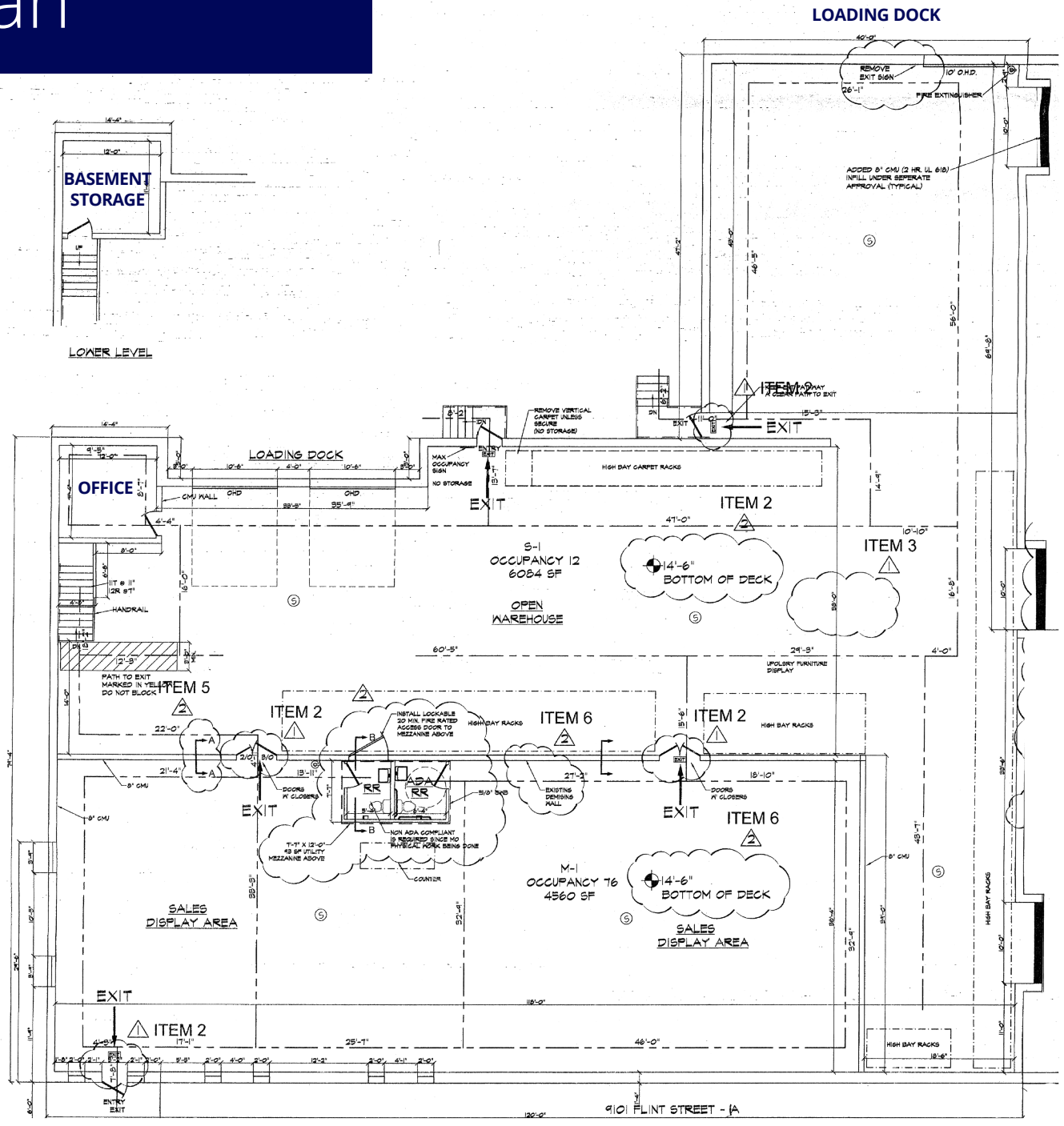
Electrical:	200 amps
Sprinkler:	None
Roof:	Replaced in 2023
Zoning:	M1
Space Use:	40% office/showroom; 60% warehouse
Taxes 2025:	$22,611.86
Lease Rate:	$8.50 PSF, net
Sale Price:	$1,250,000 ($110 PSF)

Adjacent building, located at 9102 Barton, is also available to be purchased or leased. Buildings are offered for sale or lease individually or together as the current owner/occupant operates businesses out of both buildings for a total of 24,847 SF.





Floor Plan


LOADING DOCK
BASEMENT STORAGE
LOWER LEVEL
OFFICE
LOADING DOCK
EXIT
ITEM 2
ITEM 3
ITEM 5
ITEM 6
S-1
OCCUPANCY 12
6084 SF
OPEN
WAREHOUSE
14'-6"
BOTTOM OF DECK
HIGH BAY CARPET RACKS
HIGH BAY RACKS
SALES
DISPLAY AREA
M-1
OCCUPANCY 76
4560 SF
ADDED 8" CMU (2 HR. UL 618) INFILL UNDER SEPERATE APPROVAL (TYPICAL)
REMOVE EXIT SIGN
FIRE EXTINGUISHER
REMOVE VERTICAL CARPET JALOUSIE SECURE (NO STORAGE)
MAX OCCUPANCY SIGN
NO STORAGE
CMU WALL
HANDRAIL
PATH TO EXIT MARKED IN YELLOW DO NOT BLOCK
INSTALL LOCKABLE 20 MIN. FIRE RATED ACCESS DOOR TO MEZZANINE ABOVE
DOORS W/ CLOSERS
EXISTING DEMISING WALL
NON ADA COMPLIANT IS REQUIRED SINCE NO PHYSICAL WORK BEING DONE
COUNTER
UPOLSTRY FURNITURE DISPLAY
9101 FLINT STREET - A
N

Photos









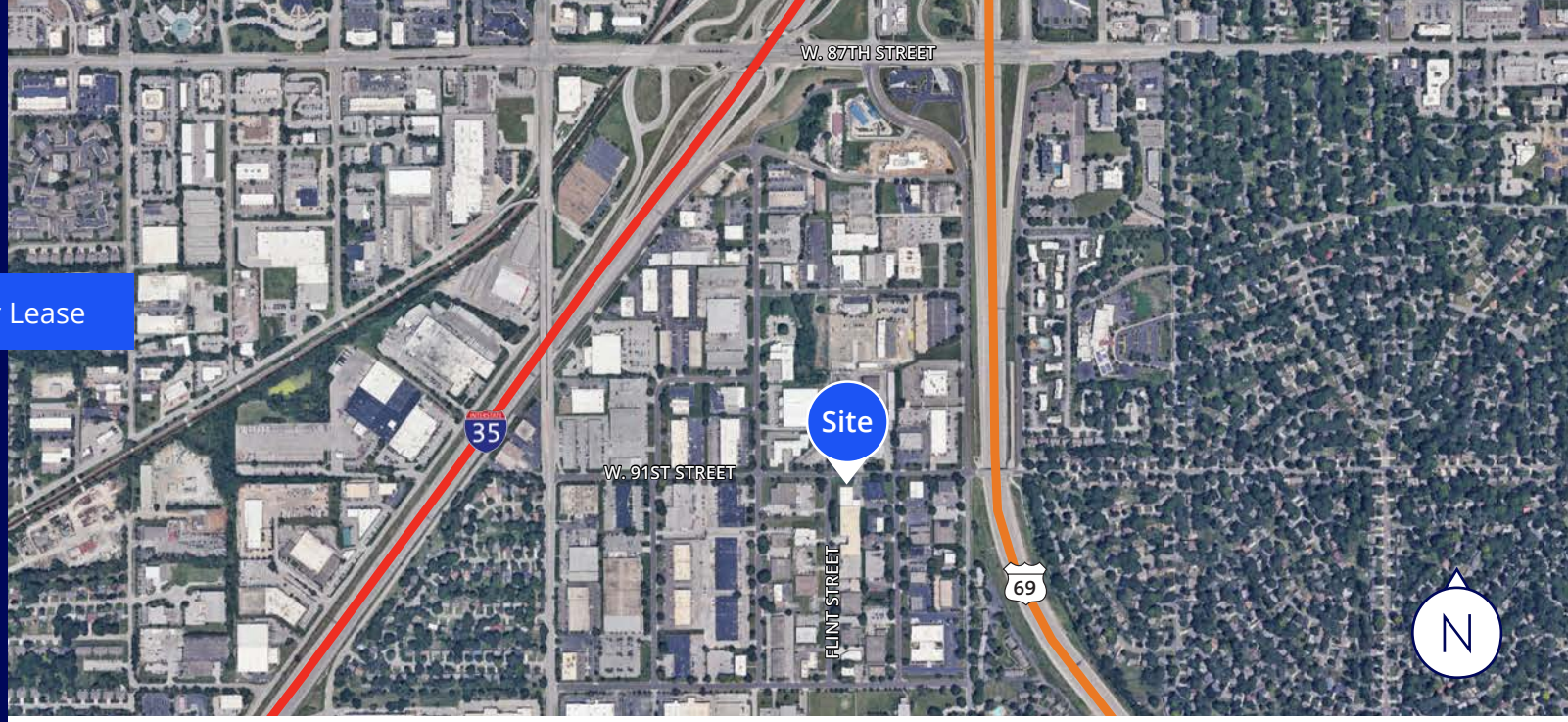
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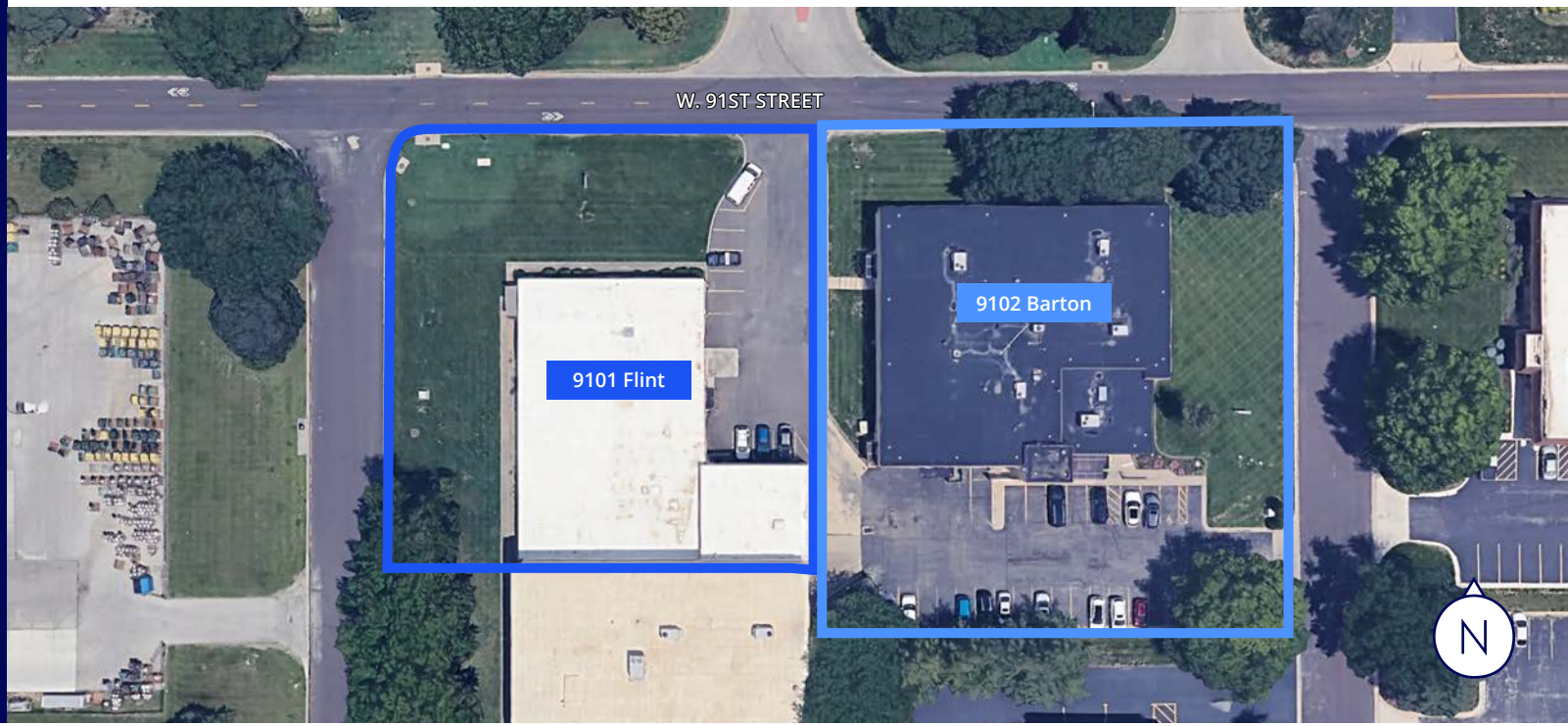
9101 Flint Street | For Sale or Lease

Colliers Kansas City
4900 Main Street, Suite 400
Kansas City, MO 64112
colliers.com/kansascity

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Executive Vice President
+1 816 556 1105
tom.haverty@colliers.com

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