

# 14000 Marshall Drive

Lenexa, Kansas



## Warehouse Long-Term Sublease Available

As exclusive agents, we are pleased to offer the following property for sublease:

- ◆ 76,036 sf available
- ◆ Office area build-to-suit
- ◆ Excellent access to I-35 and I-435
- ◆ Iconic well known property
- ◆ I-35 and I-435 visibility
- ◆ Immediately available
- ◆ Sublease through Dec 31, 2025
- ◆ Will consider short term requirements
- ◆ \$3.95/sf gross industrial

### Building Features

- Updated T-5 lights with motion sensors
- 18' clear height
- 40'w x 60'd column spacing
- 8 dock-high and 1 drive-in door
- Existing racking could remain in place
- Ample trailer storage available
- Close proximity to UPS hub

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**Newmark Grubb  
Zimmer**

1220 Washington Street, Kansas City, Missouri 64105

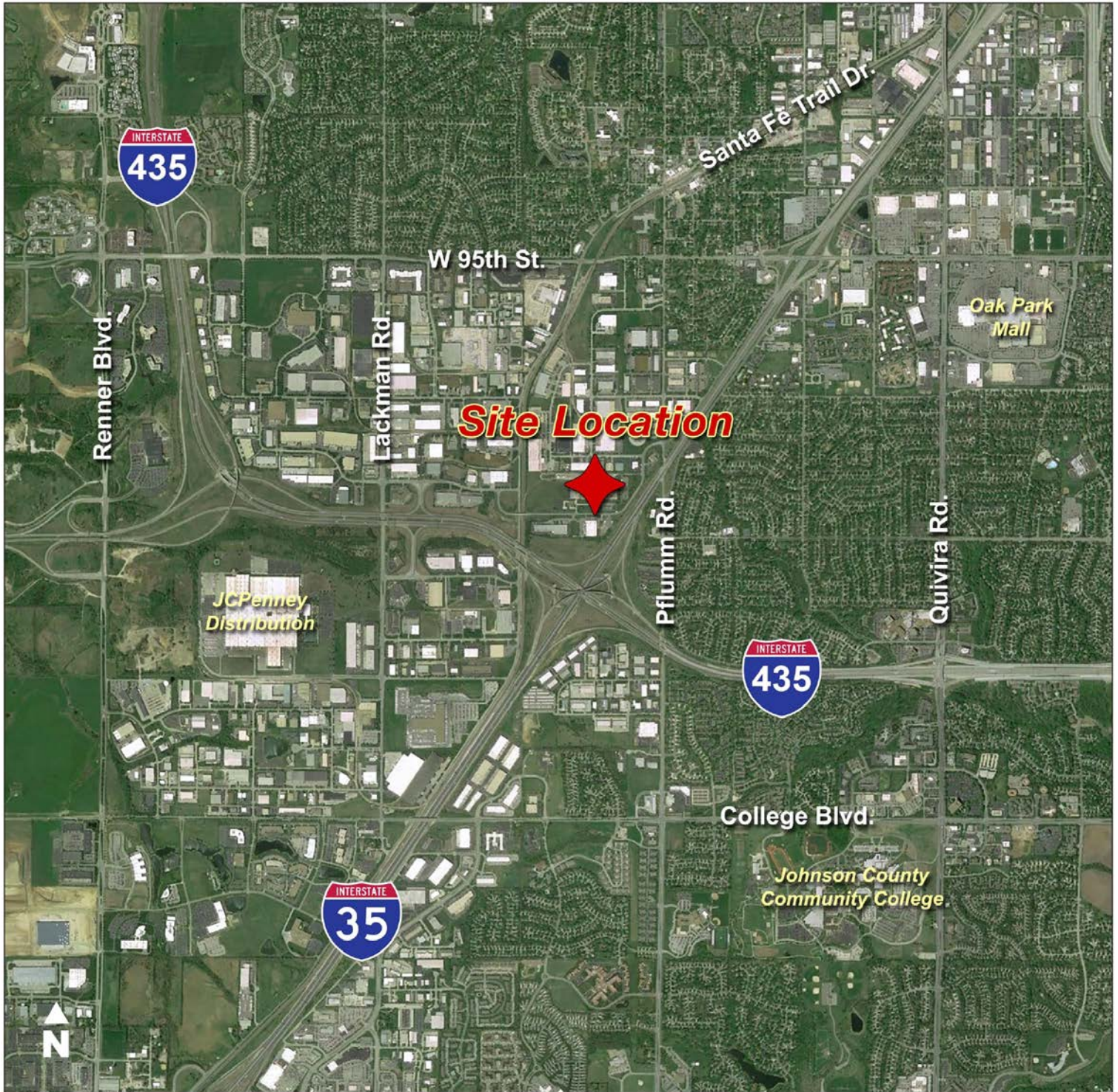
Independently owned and operated

Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



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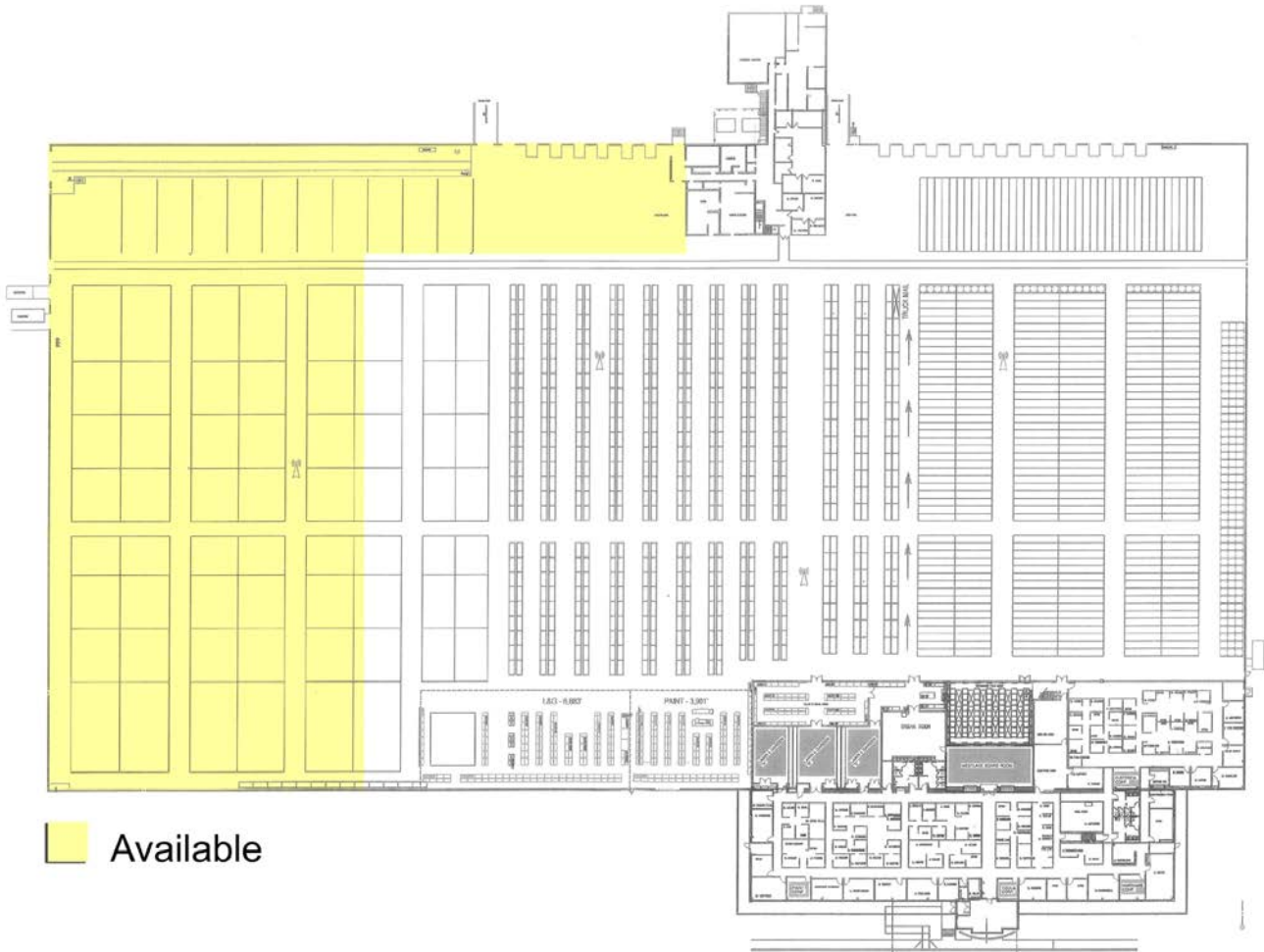
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## Floor Plan



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