10001 INDUSTRIAL BOULEVARD

LENEXA, KANSAS 66215

est.1879

KH

KESSINGER HUNTER
commercial real estate

HEAVY POWER MANUFACTURING OPPORTUNITY FOR SALE OR LEASE

TOTAL SQUARE FOOTAGE
186,073 SF

ELECTRICAL SERVICE
10,100 amps

PROPERTY

Kessinger Hunter is pleased to offer 10001 Industrial Boulevard, a rare owner-user manufacturing opportunity in the heart of the Johnson County industrial market. The property features exceptional utility infrastructure, including four electrical services providing a combined 10,100 amps of 480V power, as well as a 6-inch water line. The facility totals 186,073± square feet on 8.98 acres.

Formerly a bottling facility, the property has been substantially upgraded and transformed from its previous condition, with new LED lighting installed throughout, replaced concrete and asphalt truck courts, and approximately 4,000± square feet of office space requiring only cosmetic updates.

Located less than one-half mile from the interchange of I-35 and I-435, 10001 Industrial Boulevard provides immediate access to the entire Kansas City metropolitan area and surrounding regional markets. This represents a compelling opportunity for a manufacturer to control its long-term occupancy while acquiring a strategically located industrial asset in one of Kansas City's premier industrial submarkets.

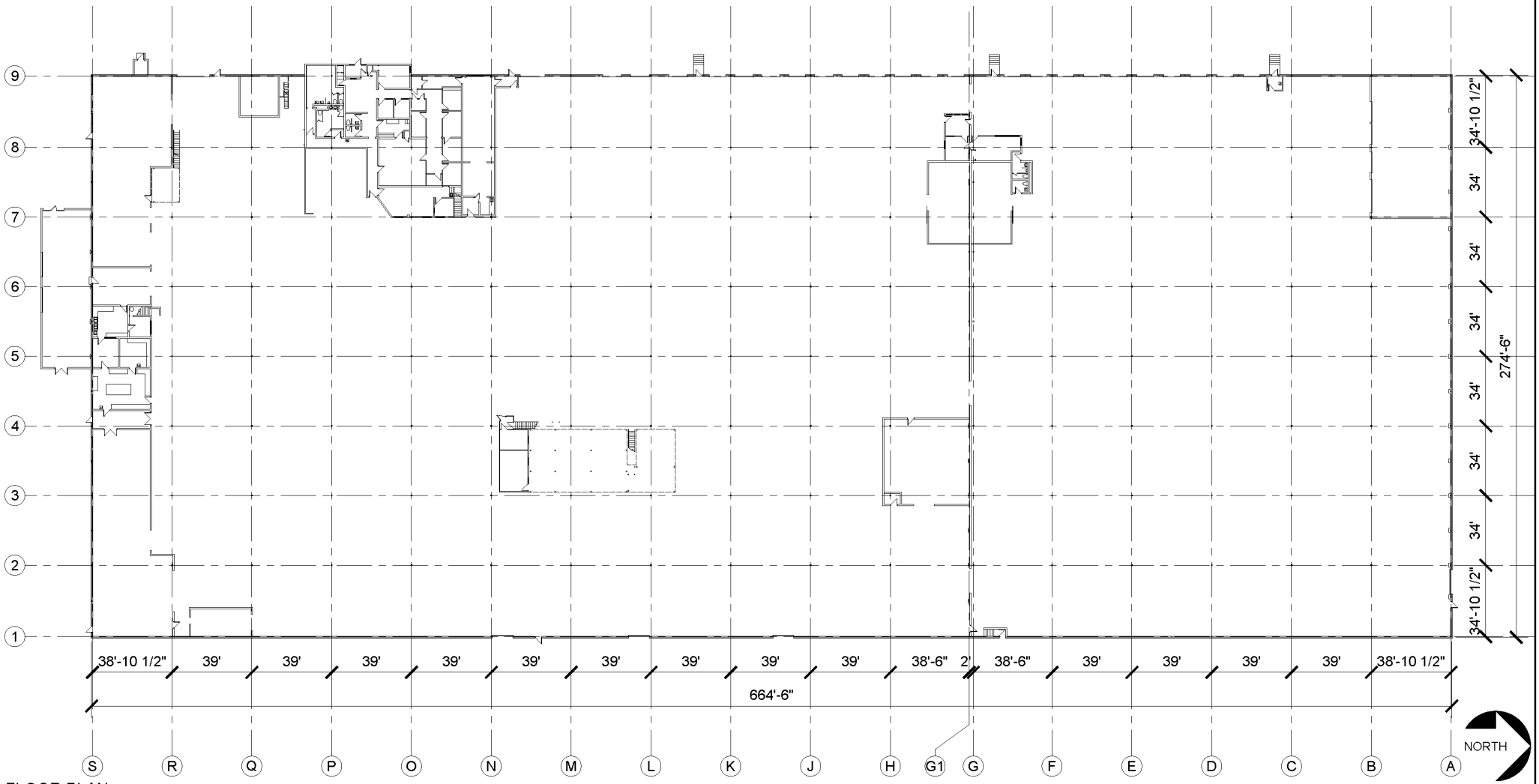
PROPERTY FEATURES

- 186,073± SF
- 4,000± SF Office (additional warehouse office/break area)
- 8.98 Acres
- Additional adjacent acreage included in sale
- Fenced and Secured Outside Storage
- 10,100 amps (Four 480V services: 1,600A, 2,000A, 2,500A, & 4,000A)
- 6" Waterline Into Building
- 22 Dock High Doors
- 3 Drive-In Doors
- 18' Clear Height

SPACE FEATURES	
TOTAL SF	186,073± SF
TAXES	$192,005.30 (2025)
PRICE	$16,500,000

Information subject to verification and no liability for errors or omissions is assumed.

FLOOR PLAN

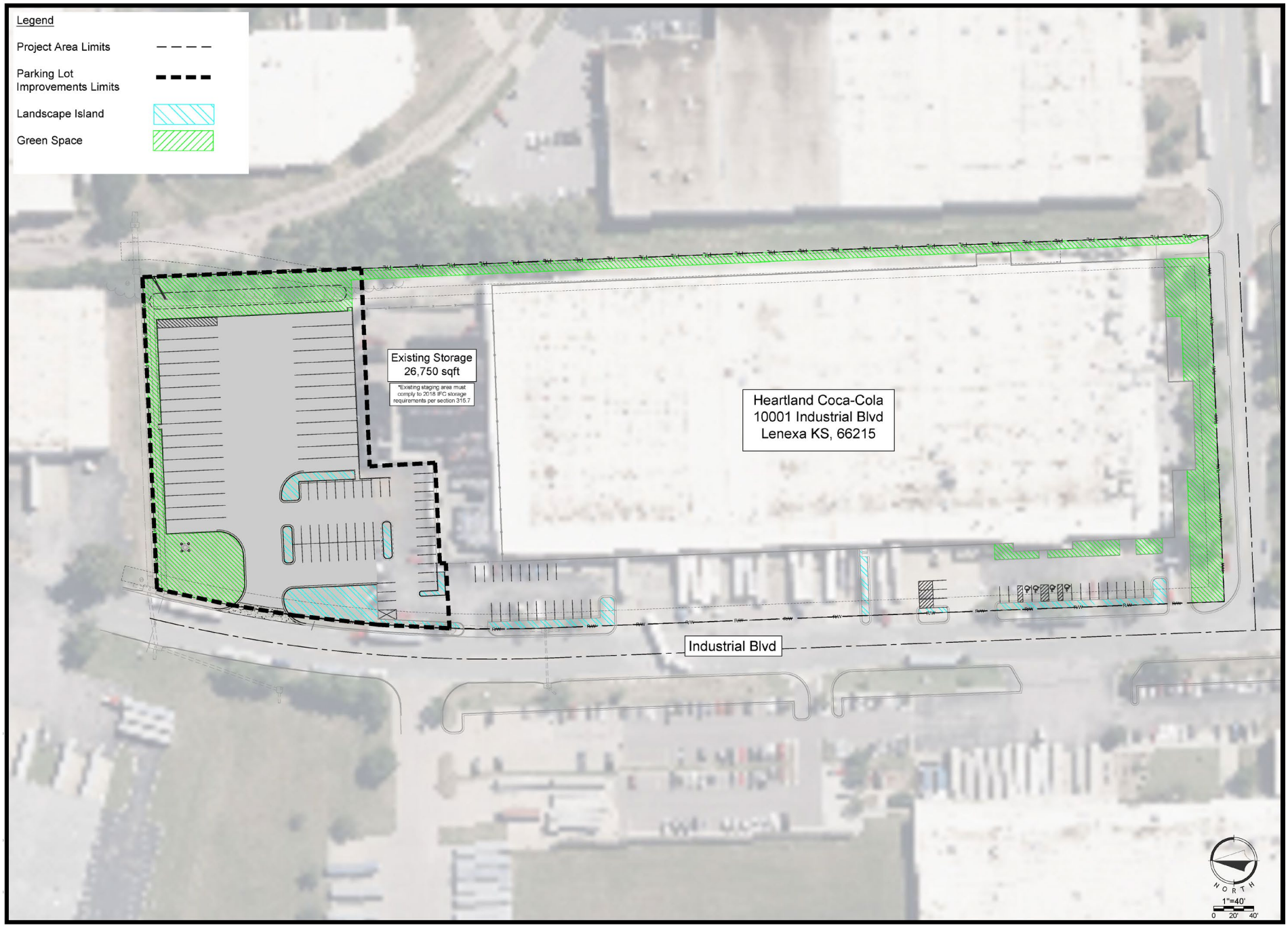


FLOOR PLAN

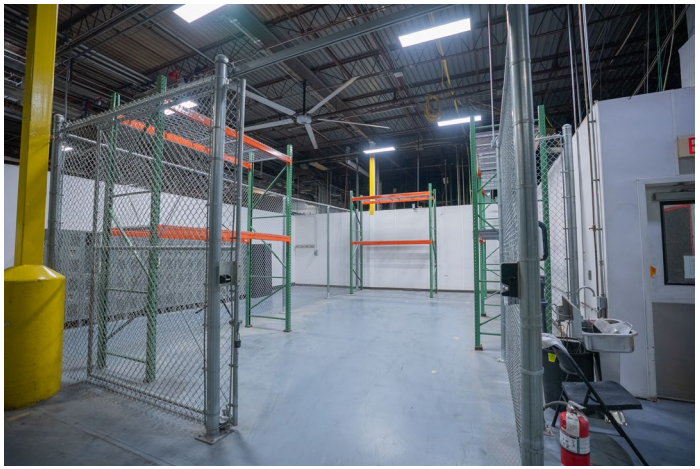
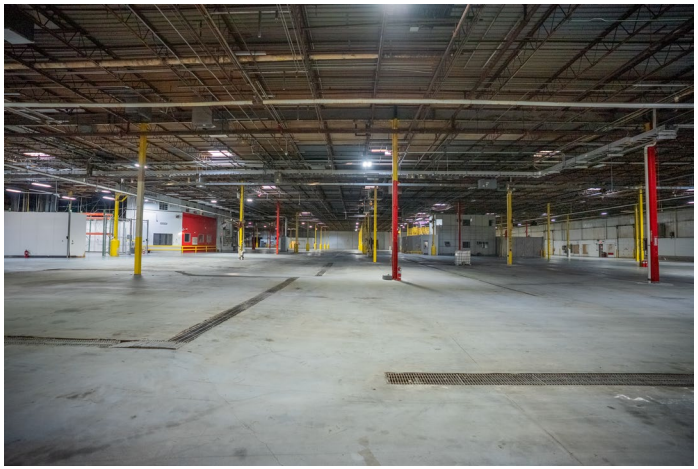
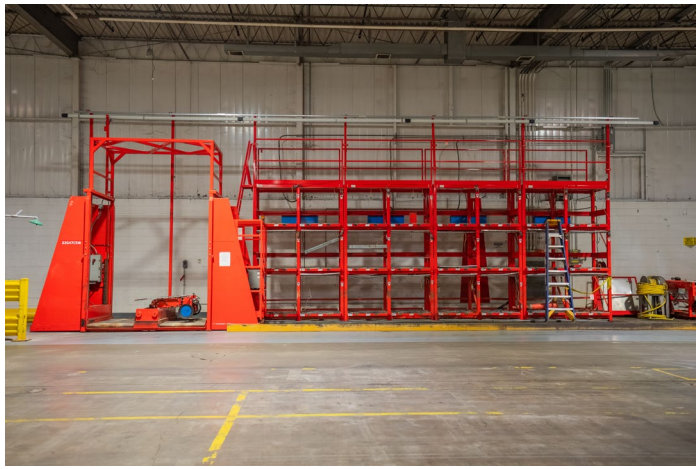
10001 INDUSTRISL BLVD.,
LENEXA, KS
TOTAL AREA = 186,073 SQ. FT.
DATE: 03/27/2026

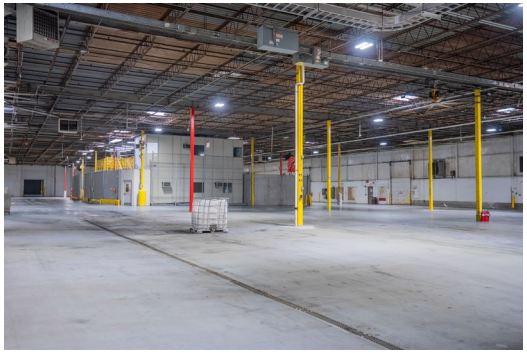
bnb design
architecture & interiors
115 n. nettleton : bonner springs, ks
913.422.5762 ph

SITE PLAN

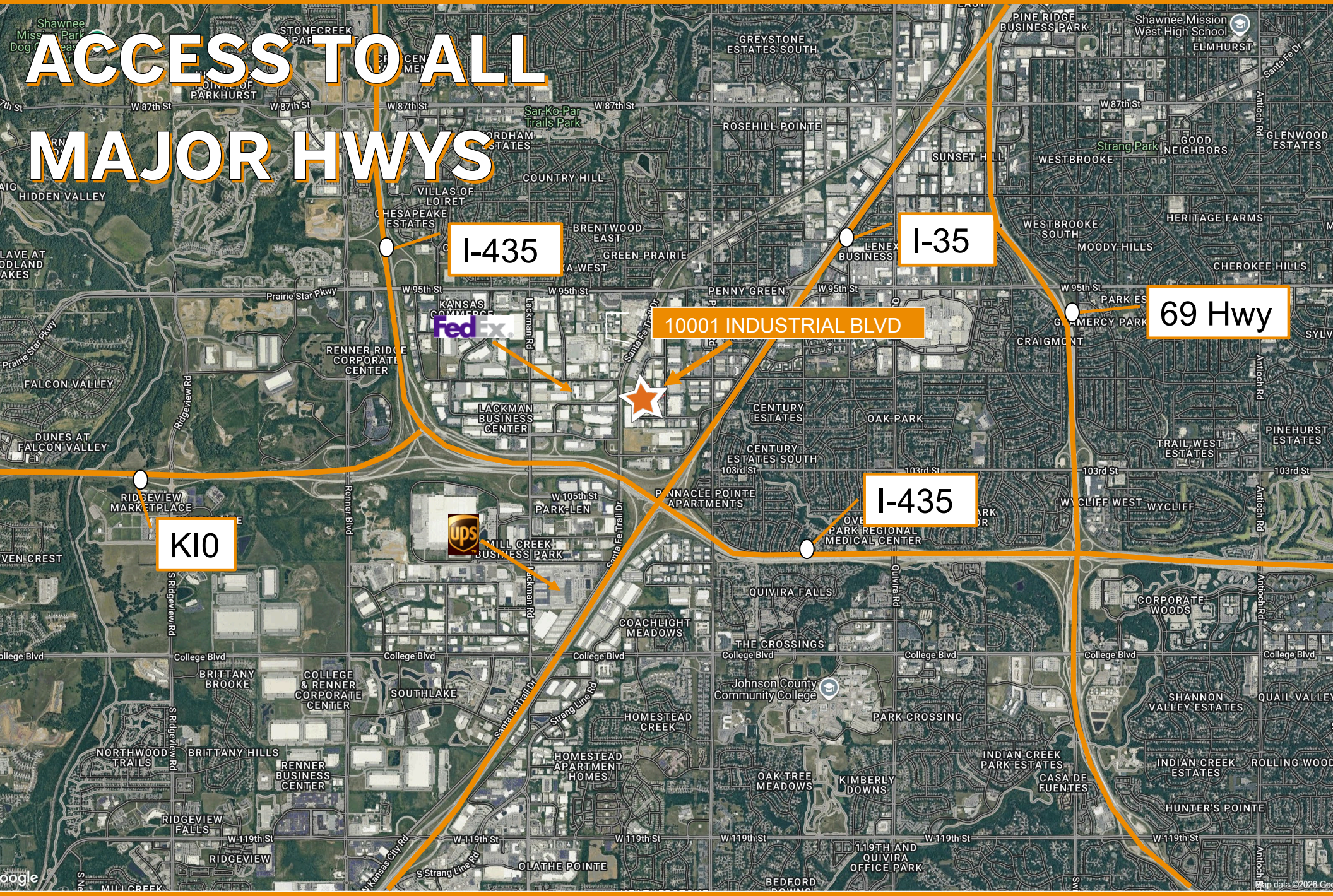

Legend
Project Area Limits
Parking Lot Improvements Limits
Landscape Island
Green Space
Existing Storage
26,750 sqft
*Existing staging area must comply to 2018 IFC storage requirements per section 315.7
Heartland Coca-Cola
10001 Industrial Blvd
Lenexa KS, 66215
Industrial Blvd
NORTH
1"=40'
0 20' 40'

INTERIOR



AERIAL VIEW


ACCESS TO ALL
MAJOR HWYS
I-435
I-35
69 Hwy
10001 INDUSTRIAL BLVD
I-435
KI0
FedEx
ups
Shawnee Mission West High School
Johnson County Community College
Sar-Ko-Par Trails Park
Strang Park
W 87th St
W 95th St
W 105th St
103rd St
W 119th St
College Blvd
Prairie Star Pkwy
Renner Blvd
Lackman Rd
Santa Fe Trail Dr
Antioch Rd
Quivira Rd
Strang Line Rd
S Ridgeview Rd
Ridgeview Rd
Map data ©2026 Google

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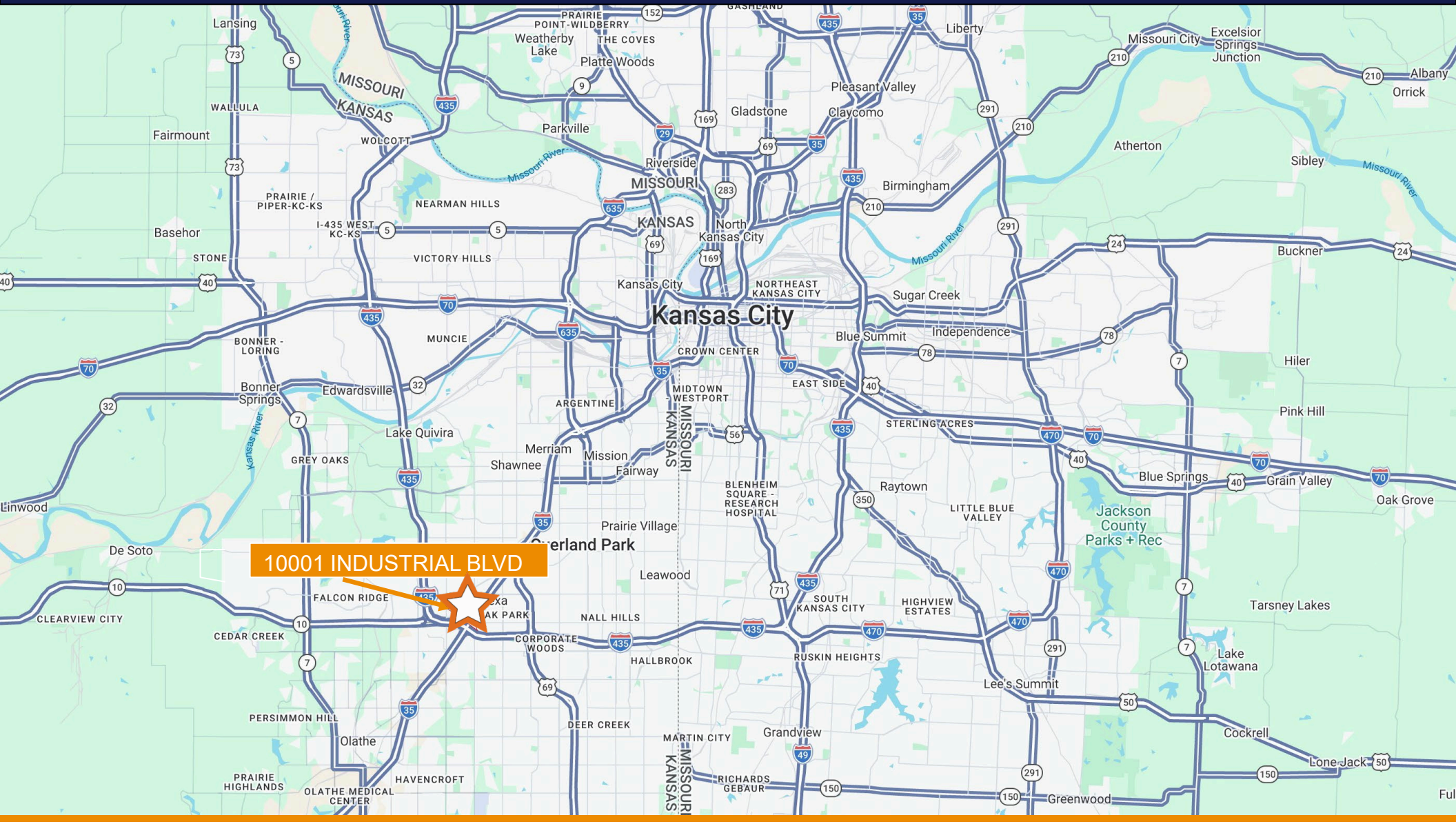

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