

# 8165 MCCOY STREET

## SHAWNEE, KANSAS 66226

OFFICE/WAREHOUSE FOR SALE OR LEASE | 11,900± SF



**KESSINGER HUNTER**  
commercial real estate

### PROPERTY FEATURES

- 11,900± SF with 3,000± SF office space
- 32 surface spaces available
- Built in 2004
- Located just off 83<sup>rd</sup> Street between K-7 and Monticello Road
- 3 drive-in doors
- 1 dock-high door

#### ADDITIONAL INFO

SALE PRICE	\$1,150,000
LEASE RATE	\$7.95 PSF Net
TOTAL SIZE	11,900± SF with 3,000± SF office space
LAND AREA	1.44± acres
TAXES (2019)	\$1.78 PSF
ZONING	PI



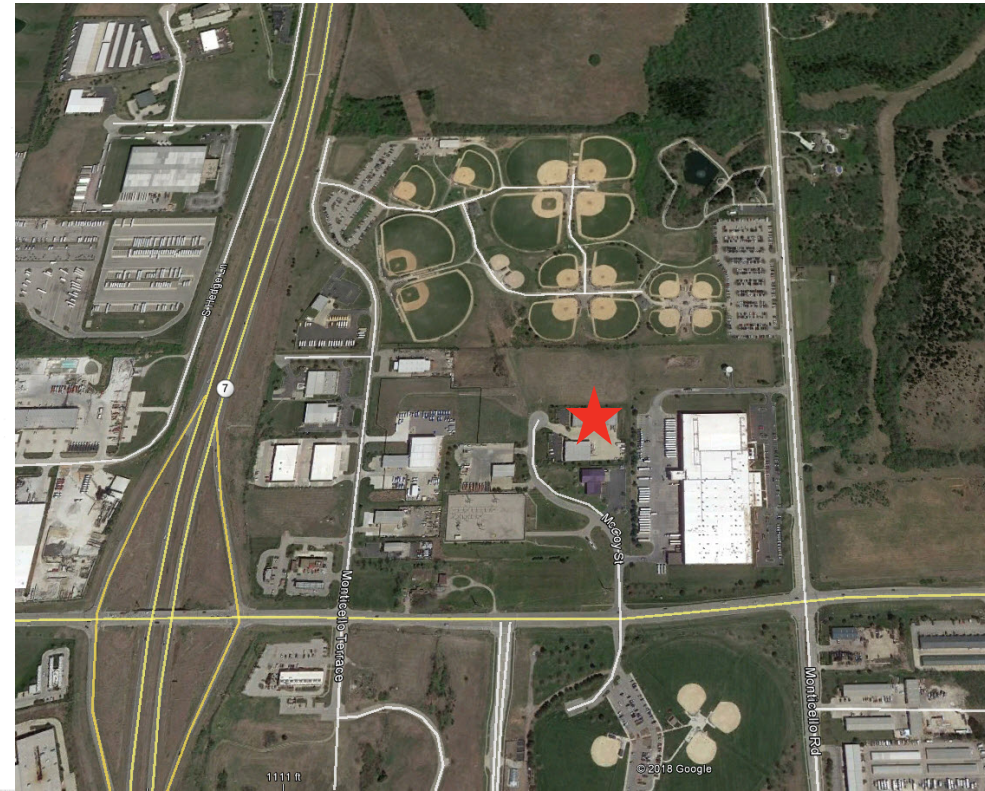
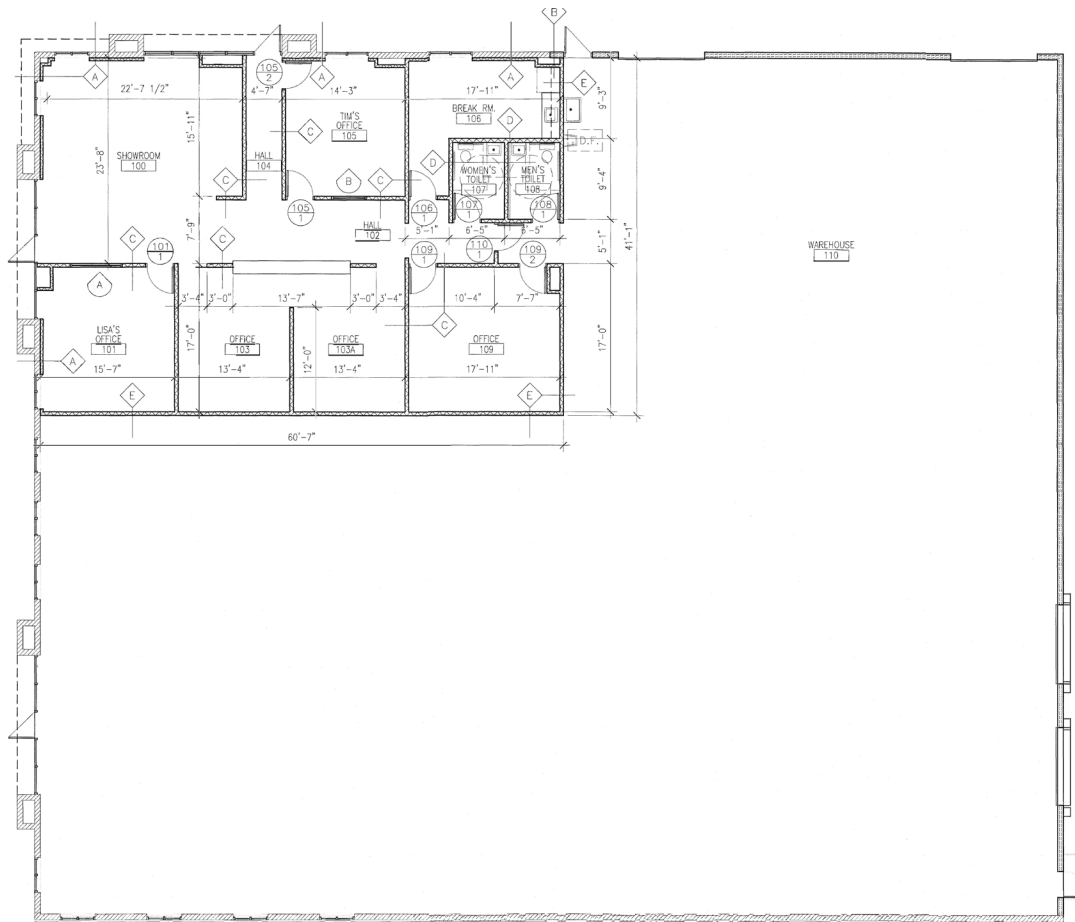
For more information, please contact:

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