

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

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

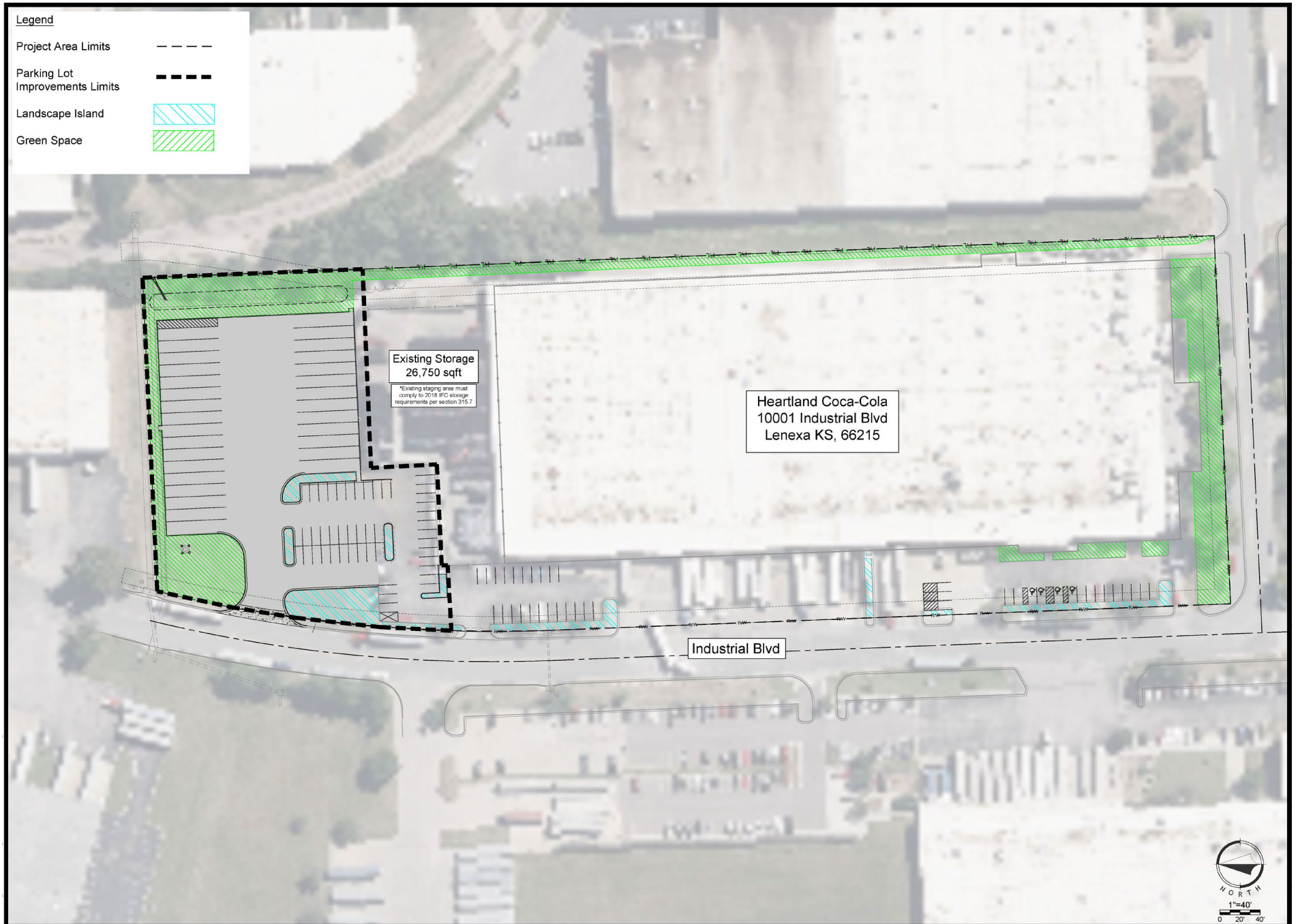
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design

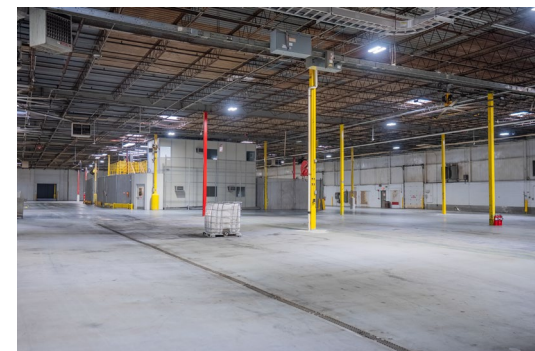
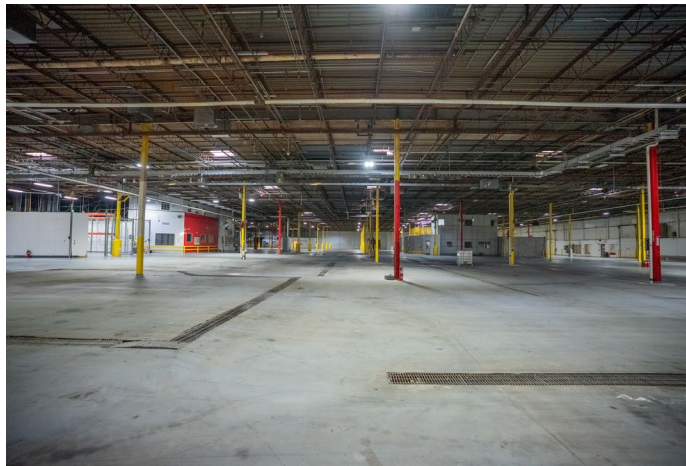
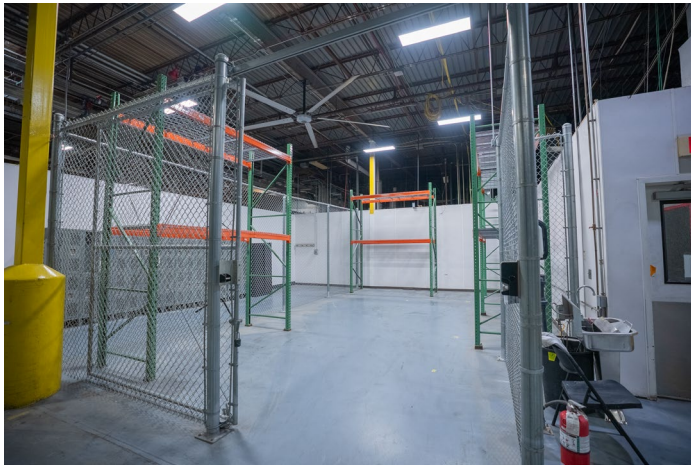
architecture & interiors
115 n. nettleton : bonner springs, ks
913.422.5762 ph

SITE PLAN

Legend	
Project Area Limits	---
Parking Lot Improvements Limits	---
Landscape Island	
Green Space	

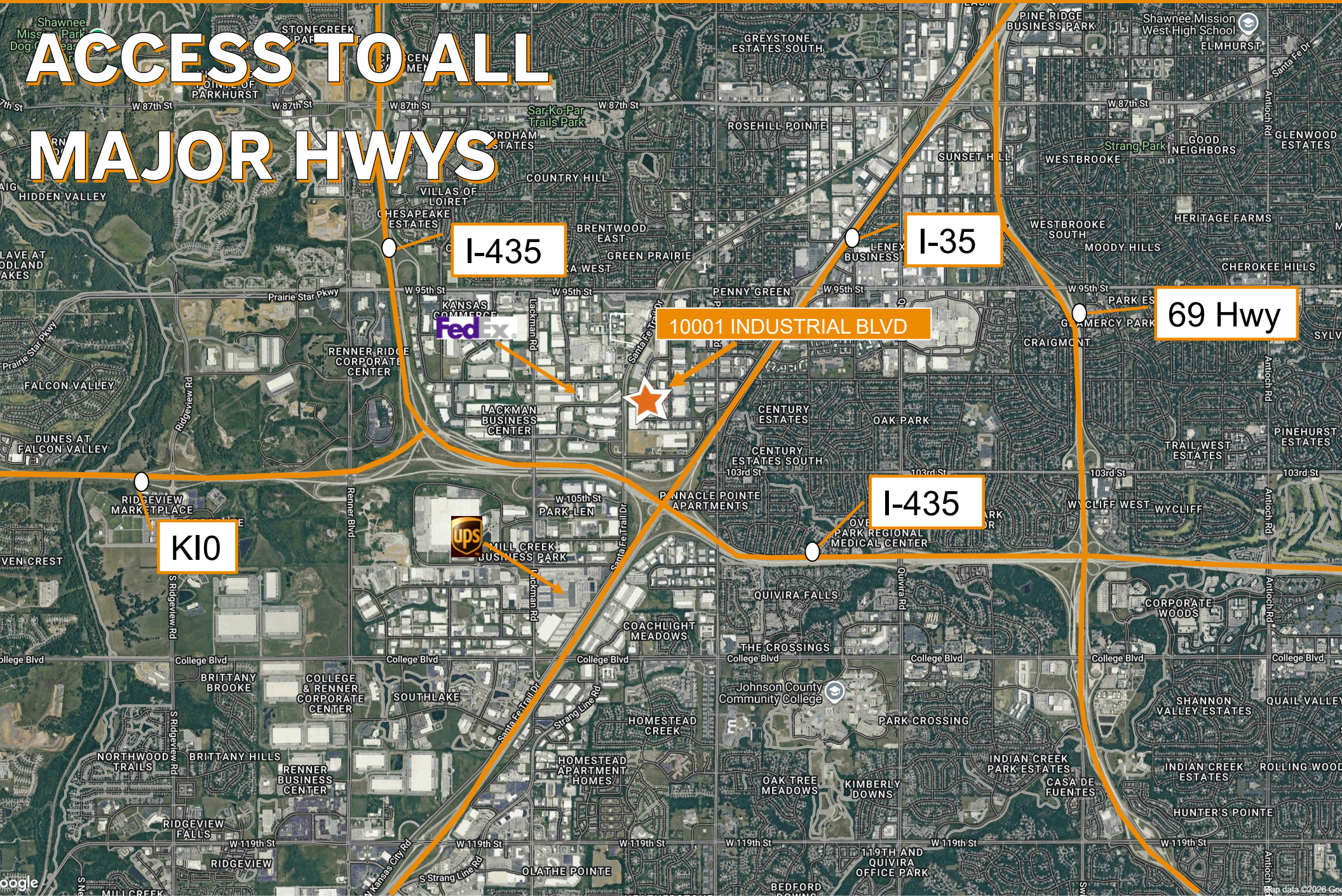


INTERIOR



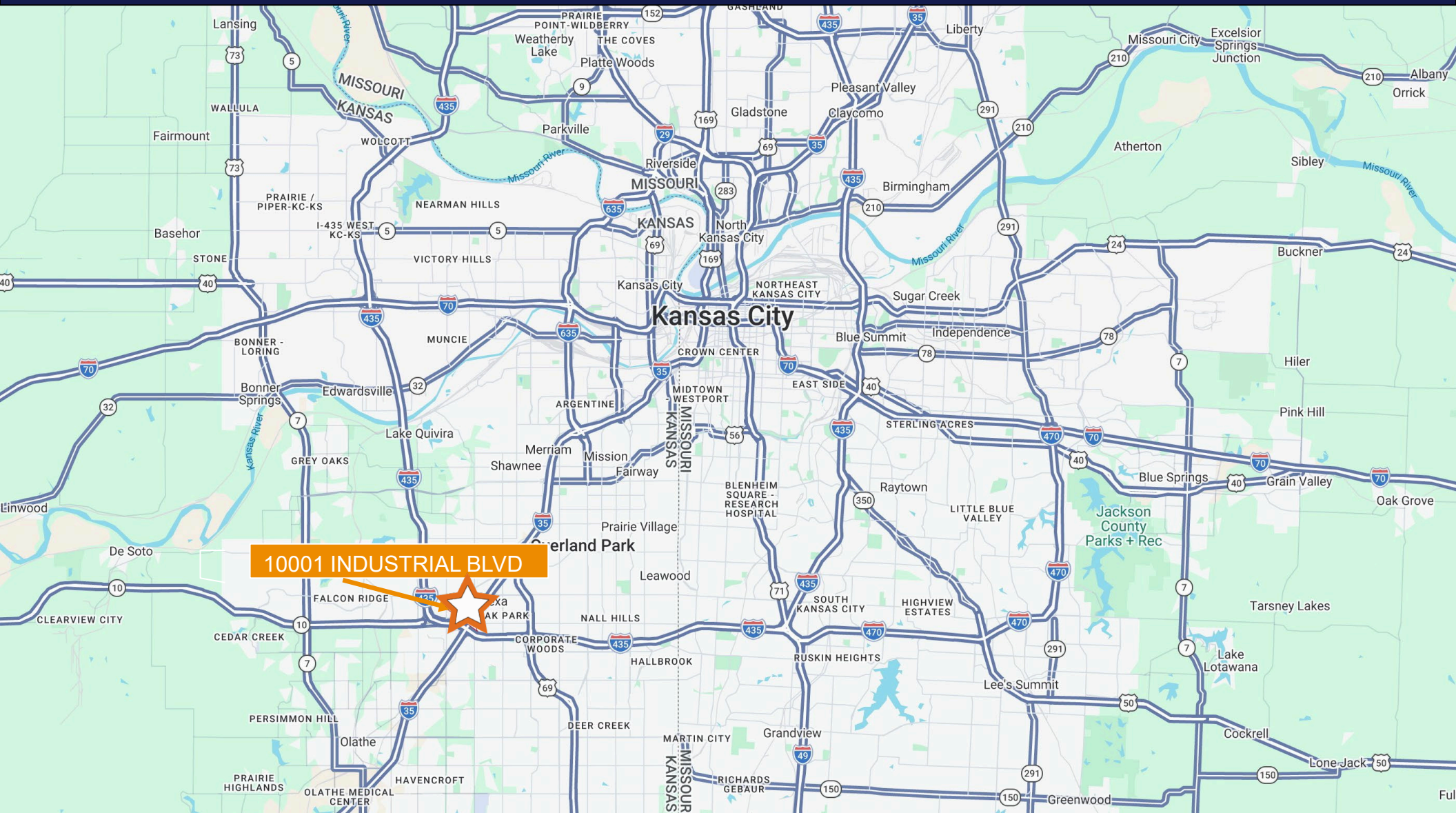
10001 INDUSTRIAL BLVD. | LENEXA, KANSAS 66215

ACCESS TO ALL MAJOR HWYS



10001 INDUSTRIAL BOULEVARD, LENEXA, KANSAS 66215

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For more information, please contact:

DAN JENSEN, SIOR

Principal, Industrial Brokerage
816.769.2690
djensen@kessingerhunter.com

KURT JENSEN, SIOR

Principal, Industrial Brokerage
913.645.6011
kjensen@kessingerhunter.com

STEWART JENSEN, SIOR

Industrial Brokerage
913.645.9667
sjensen@kessingerhunter.com

KESSINGER HUNTER & COMPANY, LC

2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
816.842.2690
www.kessingerhunter.com