

16910-17000 West 116th Street

Lenexa, Kansas

For Lease



Heart of Lenexa Industrial

- 238,659 SF high cube cross-dock facility
- Drive-in loading and multiple docks - Cross Dock Configuration
- Fully air conditioned (#17000 - 149,544 SF)
- Excellent car and trailer parking available with additional trailer parking expansion area
- Great access to I-435, K-10, K-7 and I-35
- Gated parking/loading areas

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Building Specifications

Building Size: 238,659+/- SF

Office SF:

- Unit #16910 (89,115 SF) 13,947 SF with 6,677 SF mezzanine RR's + storage (3,803 SF NEC plus 2,180 mezzanine storage on east wall.)
- Unit #17000 (149,544 SF) has a main office with restrooms/lunch room, of 5,010 SF, plus auxiliary offices north of and along the west wall of 2,296 SF and further north, additional office/restrooms, of 2,636 SF. There is an employee locker room of 2,587 SF, that blocks two of the south dock doors, and east and adjacent is additional office space of 3,785 SF, that blocks an additional three of the south dock doors. Above these areas is a concrete open mezzanine.

Land Area: 17.51 acres/762,667 SF

Street Access: Located at the northwest corner of 116th St. and Harbinger Street in Renner Business Center. There are two access drives off each street and traffic flow in/out is able to be secured by existing gates at all entries.

Year Built: 1998 - Unit #17000 - Major remodeling in 2020/2021

Loading Doors:

- There are knock-outs for 6 (future) pit levelers on the west side of the building.
- 22 docks on south side: most with pit levelers at 25,000# capacity and seals plus three knockout panels.
- 25 docks on northside: Nine are prepared to receive future pit levelers, 8 of these are opaque storefront windows which can easily be converted, plus 4 knockout panels. One dock is currently a concrete ramped drive-in door 9' x 10' and one in a 10' x 14' drive-in door at grade.
- Dock levelers are Rite Rite mechanical levelers. The nominal size is 7" wide x 8" long with 35,000 base capacity.
- Dock Seals are foam pad/head curtain units and seals include 8" wear pleats with unit projection at 10", which is correct for this application.
- Dock Bumpers are laminated 10"x14" bumpers with projection 4", which is correct for this application.
- Overhead doors are insulated steel doors with 2" full vertical tracks and most of the doors have a single window. Dock lights are included on most of the doors.

Truck Court: First 65' is concrete, total depth of the truck court is 130'

Ceiling Height: 34'

Building Specifications Continued

Zoning: BP-2, Planned Manufacturing

Automobile Parking: 221 spaces - as currently stripped, can be increased with extra land area

Trailer Parking:	Future North Side	63
	Future South Side	37
	Existing West Side	10 (existing)
	Future at NWC of Building	10
	<u>Existing Between Docks</u>	<u>18*</u>
	Total	138

*Blank wall space not counting the O'Connor portion of the building

Lighting:

- #17000 unit (149,544 SF) LED/motion detection

Electrical and Utilities:

- 800 amps 480v 3-phase service (both units #16910 & #17000 spaces)
- One pad-mounted transformer located on the south side of building (KCP&L). East end provide 750 KVA transformer with 912 amps but the building services is capable of 2000 amps. Westend has a 45 KVA transformer. The original service for the building included a 500 KVA KCP&L transformer on the north side, at the center of the building to provide 480 volt 3-phase service to the building through 6 sets of 500 kcmil all copper feeders to a wire way which would allow for 2,280 amps. System finished with a 200 amp and two 400 amp fused disconnects off the 2,280 amp wire way. A third 400 amp fused disconnect was later added. Additionally Utility upgrades made in the #17000 Unit, in 2020/2021 per below. The west 149,544 SF has an upsized gas meter that supplies 5 lbs. at 7000 CFM. The west 149,544 SF has a 1,500KVA transformer at the NWC that is in addition to the building's 750KVA transformer, located in the middle of the building on the north side. They are on separate distribution panels. The west 149,544 SF has a WaterOne meter that is 3" vs. the normal 2" meter. The water serving this portion of the building has been sub-metered and is not included in CAM but is billed direct to the Tenant. The west 149,544 SF has a Johnson County WasteWater second wastewater line that comes out the west side of the building and is a 6" line. That line has drains to it from a line running roughly down the center (N-S) of the facility.

HVAC:

- Unit #16910 (89,115 SF) building is 100% heated and air-conditioned by 5 combo HVAC units located on concrete pads on the floor within the warehouse. These units are all electric.
- #17000 (149,544) is 100% heated and air-conditioned

Building Specifications Continued

Net Charges: (2024 Estimates)	RE Taxes:	\$2.22 PSF
	Insurance:	\$0.13 PSF
	<u>CAM:</u>	<u>\$0.80 PSF</u>
	Total:	\$3.15 PSF

Phone Fiber: Renner Boulevard has fiber in the street that connects to the sonnet ring for the entire KC Metro area. The copper provider is AT&T, while other fiber providers are: AT&T, Sprint, TW Telcom, Aayo Fiber and Time Warner. Most providers can provide service as there is "Dark Fiber" in the street as well. Cable is provided by Time Warner. AT&T copper and fiber is already in the building and there is conduit for fiber in the street for other providers noted to come into the building.

Construction: One-story concrete tilt-up panel built in 1998 with asphalt parking located on all 4 sides of the property and concrete at the loading docks and on the west side for trailer parking.

Floor Drains: Located in the warehouse areas and restrooms and runs east-west approximately in the center of the south column bay with floor cleanouts found at intervals along this line.

Street Frontage: 1,002' along West 116th Street on the south side and 709' on Harbinger Street along the east side with a private drive on the north side connecting the property to Lenexa Logistics Centre Business Park's Building #5, et al. There are two curb cuts on 116th Street and two curb cuts on Harbinger Street into the property.

Flood Zone: Flood Zone X – Outside the 500-year flood plain

Fire Sprinkler ESFR: The west 149,544 sf has been upgraded to 3/4" K16.8 ESFR Pendent Heads. It was calculated at (12) heads at 52 psi per NFPA No.13 with a calculated roof height above 32' and below 40'.

With the upgrade to K16.8 pendent heads, and the maximum roof height of 35'11" in the building and the 52 psi per head, it will support wood pallet storage. It will also support rubber tire storage, tires on their side, with palletized portable racks and per NFPA No. 13 code, would be allowed up to a stacked height of 25'.

Water Service: Located in the fire pump room with a 4" line and a 3" back-flow and a 2" domestic water line leading to the office in the southeast corner of the building.

Building Specifications Continued

Miscellaneous: Skylights/smoke vents throughout the building for heat.
Metal gates on both the east and west entrance to the property and to the employee parking lot area as well for security.

Column Spacing: 50' x 50'

Area Traffic Access: Interchange improvements at I-35 and 119th Street will be made to help ease congestion. The overpass will become a diverging diamond, allowing for traffic flow and safety enhancements. Travel lanes will also be added on 119th Street and turn lanes will be added to I-35 exit ramps.

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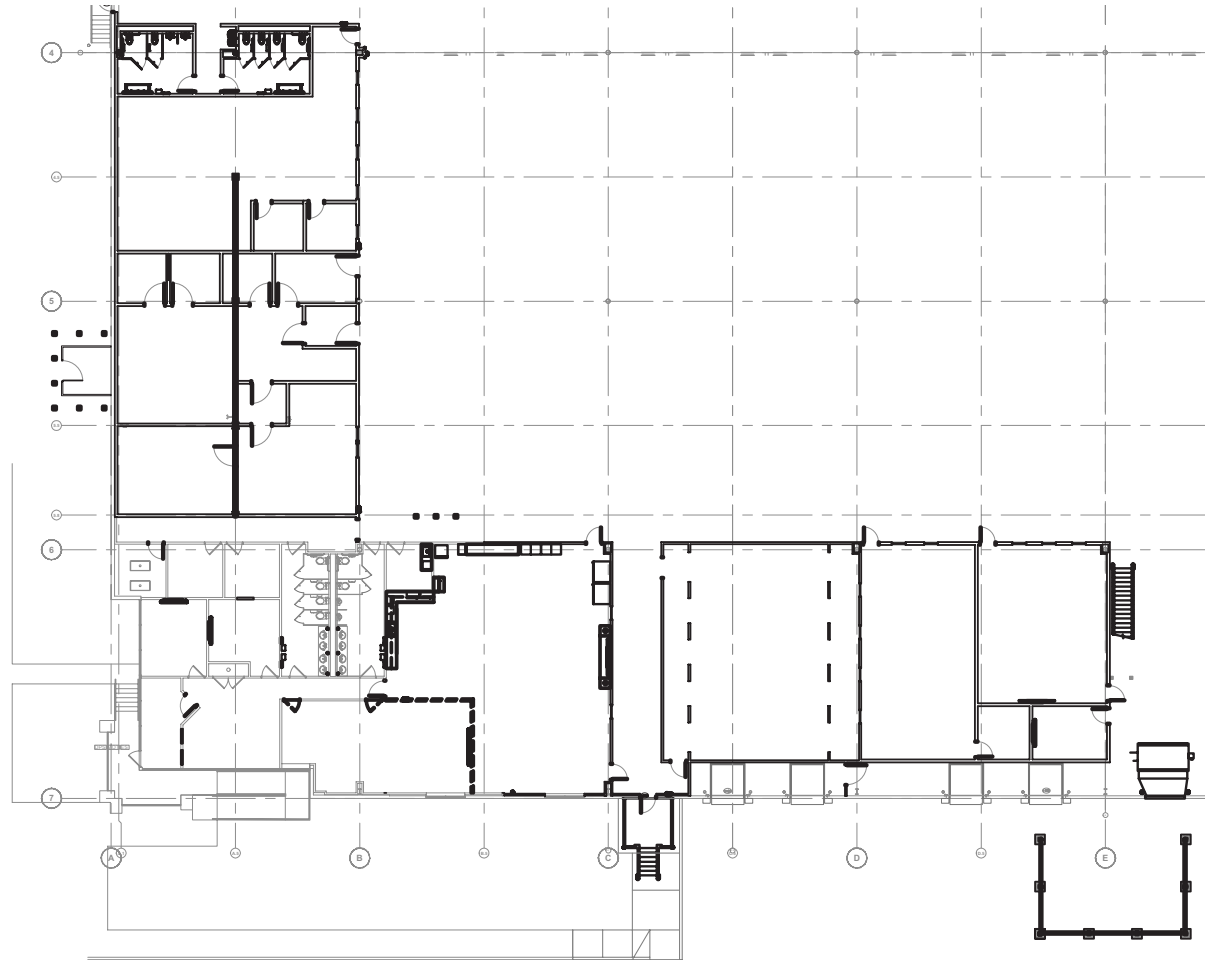
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REAL ESTATE SERVICES, LLC

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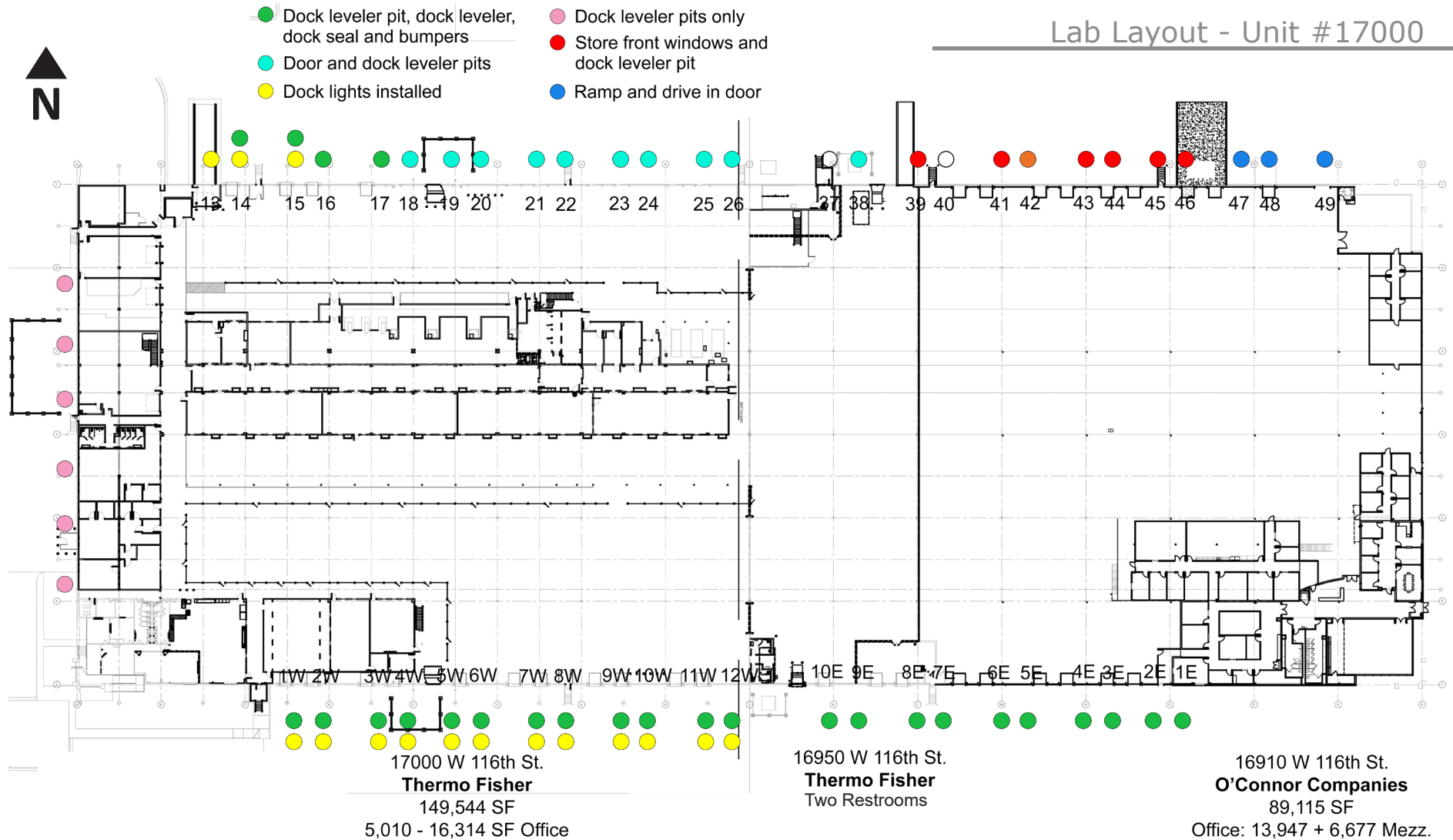
SWC Office Plan - Unit #17000



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Lab Layout - Unit #17000

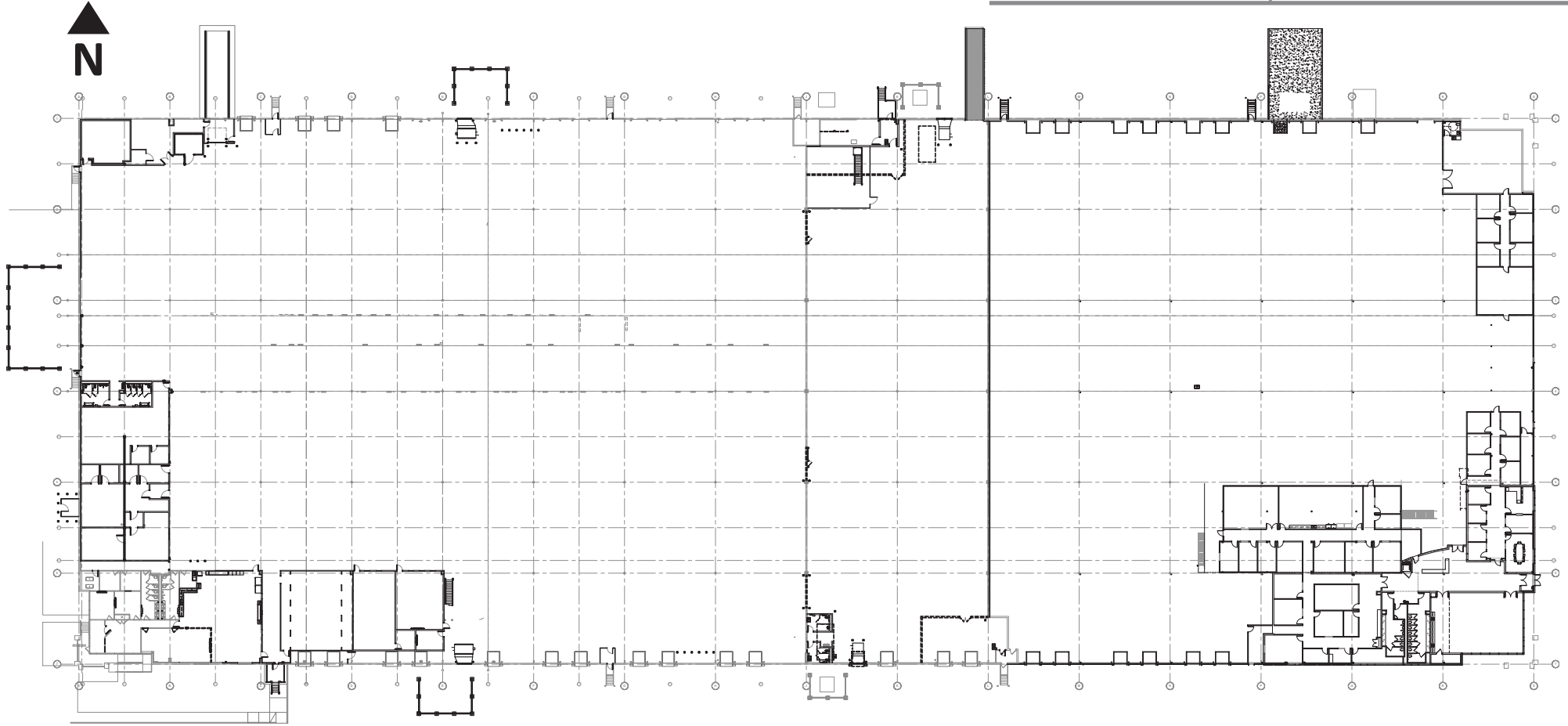


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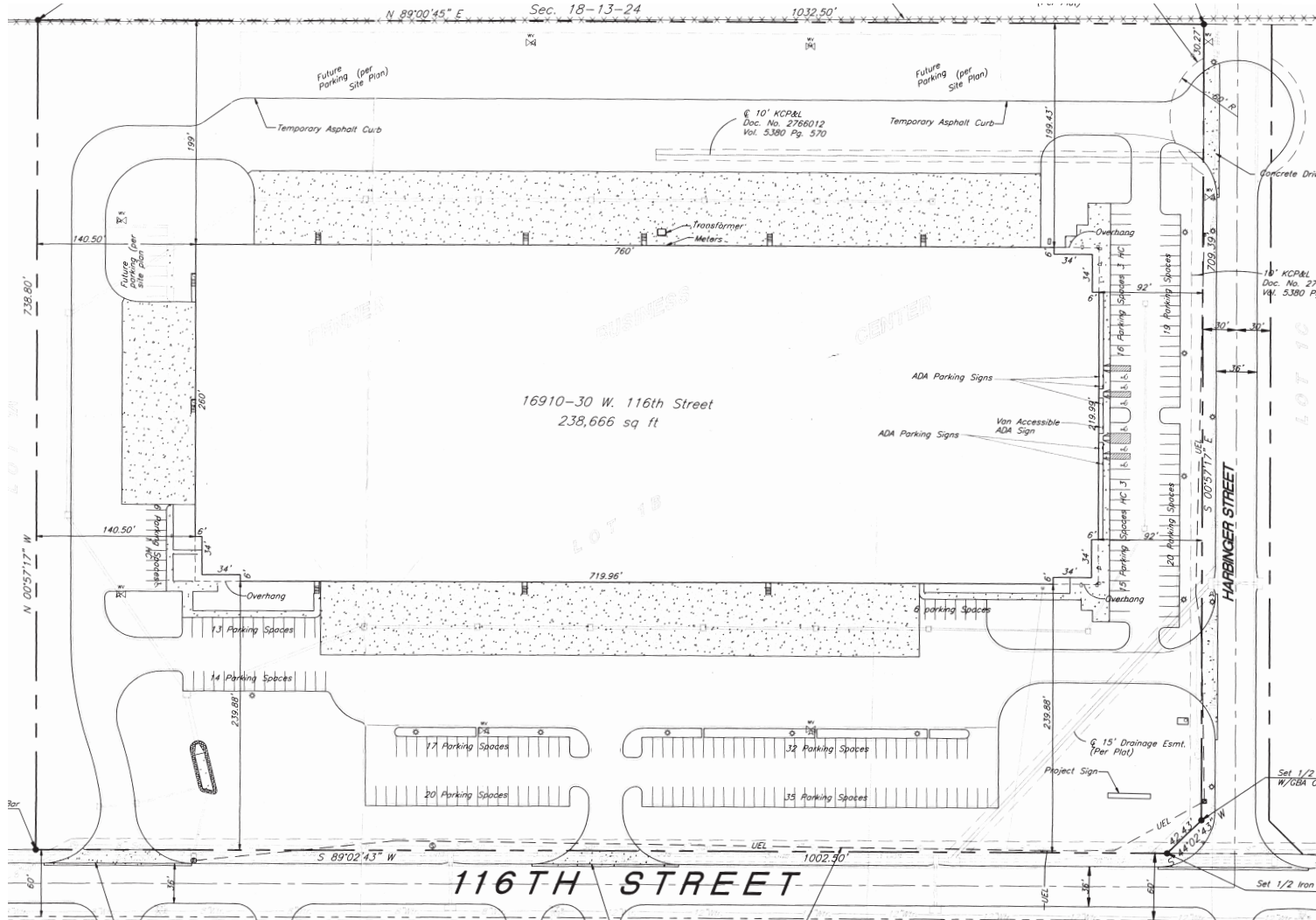
Distribution Layout - Unit #17000



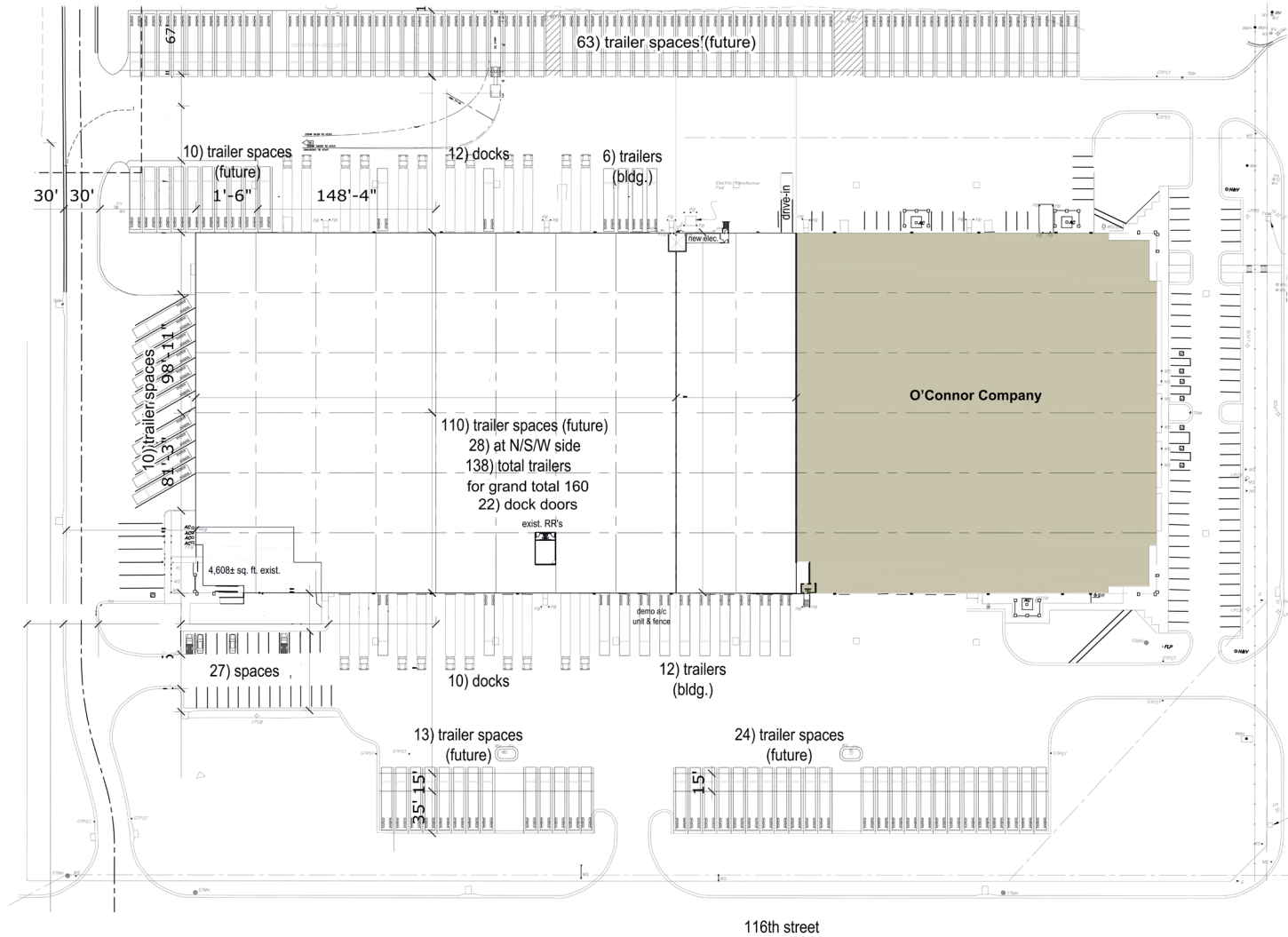
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Survey Plan



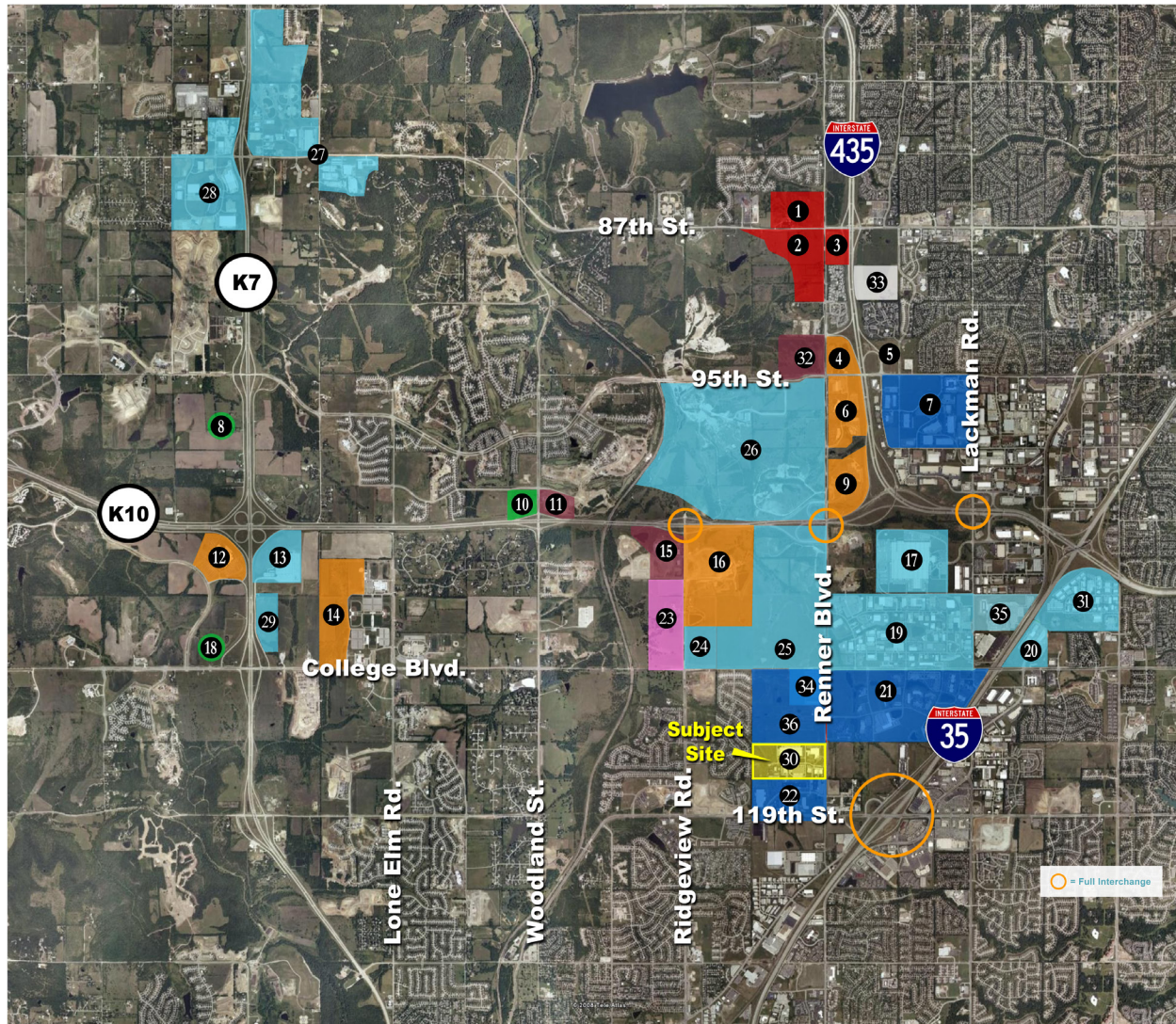
Existing/Future Trailer Parking



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Legend

- 1 City Center North Village (Proposed) Renner & 87th St. NWC
- 2 City Center Lenexa (Proposed) Renner & 87th St. SWC
- 3 City Center East Village (Proposed) 87th & I-435 SWC
- 4 Renner Corporate Centre I & II I - 435 & 95th St. NWC (Kiewit Power Construction Phase 1)
- 5 Grundfos Pump Corporation Office HQ (Planned) - I-435 & 95th St. NEC
- 6 Renner Ridge Corporate Centre - I-435 & 95th St. SWC
- 7 Kansas Commerce Center - I-435 & 95th St. SEC
- 8 Shawnee Mission Medical Center - K-7 & Prairie Star PKWY (Phase 1 Under Construction)
- 9 LabOne - K-10 & Renner NWC
- 10 St. Luke's Hospital (Proposed) - K-10 & Woodland NWC
- 11 Falcon Valley Shopping Center (Proposed) - K-10 & Woodland NEC
- 12 Honeywell - K-7 & K-10 SWC
- 13 Aldi's Distribution Center - K-7 & K-10 SEC
- 14 Kansas Bioscience Park - College W of Woodland
- 15 Ridgeview Marketplace Shopping Center (Proposed) - K-10 & Ridgeview SWC
- 16 Corporate Ridge Office Park - K-10 & Ridgeview SEC
- 17 JC Penny Distribution Center - Lackman & 105th St.
- 18 Olathe Medical Center (Proposed) - K-7 & College NWC
- 19 Mid America Industrial Park - Lackman & College
- 20 College Crossing Business Park - College & Strangline Rd.
- 21 Southlake Technology Park - College & Renner SEC
- 22 119th Street Technology Park - Renner & 119th St.
- 23 Soccer Complex (Proposed) - Ridgeview & College NWC
- 24 Ridgeview Corporate Centre - Ridgeview & College NEC
- 25 Business Park Development - College & Renner NEC
- 26 Meritex Underground - K-10 & Renner NWC
- 27 Shawnee Warehouse Industrial - 83rd St. & Monticello NWC
- 28 Perimeter Park (Wh/Ind) - K-7 & 83rd St. SWC
- 29 K-10 Commerce Centre - K-10 & College NEC
- 30 16910-17000 W. 116th Street-Renner Business Center
- 31 Mid America East Industrial Park - Pflumm & 108th St.
- 32 Prairie Creek Retail Center - Renner & 95th St. NWC
- 33 Lenexa Apartments - I-435 & 87th Street SEC
- 34 College & Renner Corporate Center - Renner & College SWC
- 35 UPS Customer Center
36. Lenexa Logistics Centre

Nearby Amenities

Restaurants:	<p>A&W All-American Food Applebee's Arby's Asian Pearl Baskin-Robbins Buffalo Wild Wings China Cafe Chipotle Mexican Grill Cracker Barrel Old Country Store Firehouse Subs Harus Steak Sushi Place Houlihan's IHOP Jack in the Box Jason's Deli Jimmy John's Joe's Kansas City BBQ of Olathe Johnny's Italian Steakhouse LongHorn Steakhouse</p>	<p>McDonald's Noodles & Company Oklahoma Joe's BBQ & Catering Old Chicago Panda Express Panera Bread Co. Pie Five Planet Sub Popeye's Louisiana Kitchen Schlotzsky's Deli Sonic Drive-In Starbucks Subway Syllas & Maddy's Ice Cream Taco Bueno Taqueria Mexico That's A Wrap Uncle Buck's Grill Weis Super Buffet Zio's Italian Kitchen</p>
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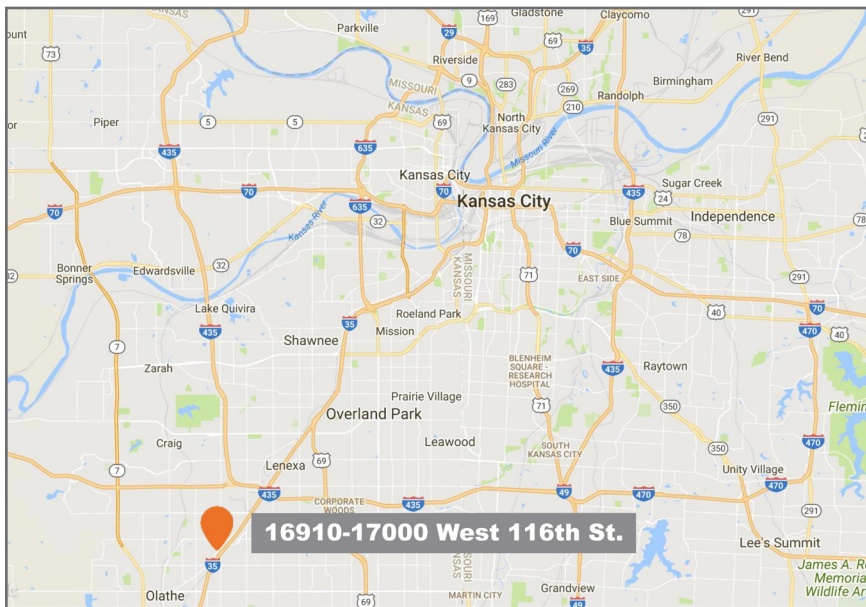
Shopping:	<p>Bass Pro Shops Basset Furniture Direct Bed Bath & Beyond Best Buy CVS Pharmacy Dick's Sporting Goods Famous Footwear Furniture Mall of Kansas GameStop Half Price Books Home Depot Hy-Vee</p>	<p>Kansas Smapler LifeWay Christian Stores Mattress Firm OfficeMax Old Navy Pier 1 Imports RadioShack Ross Dress For Less Sprint Super Target Verizon Wireless</p>
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Hotels:	<p>Comfort Suites Fairfield Inn by Marriott Hampton by Hilton</p>	<p>Hilton Garden Inn Holiday Inn Express Residence Inn by Marriott</p>
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