



Excellent Location

- 565,170 SF bulk cross-dock facility
- Tilt-wall construction; energy efficient reflective glass
- 36' clear height
- Cross-dock loading; 56 - 9'x10' docks with 45,000# mechanical levelers, dock seals, and dock light with receptacles, and up to 28 additional docks at block outs, and 4 - 12'x16' drive-in doors, motor operated, at the 4 corners.
- Up to 553 car parking
- Up to 83 trailer parking on east side and at block-outs
- Immediate access to I-35, I-435 and Highway 10
- LED lighting, and clerestory windows
- ESFR sprinkler system
- Real estate tax abatement PILOT schedule for 10 years!
- [Current Camera Views of Building](#)

For more information:

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Building Specifications

Address:	10900 Mill Creek Road, Lenexa, Kansas 66219
Construction:	Concrete Tilt-Wall Panels
Building Size:	565,170 SF (970' x 580.4')
Land Site Dimensions:	2,950' North/South x 2,496' East/West
Land Area:	27.40 Acres
Column Spacing:	54.5' x 65' at speed bays and 54.5' x50' at storage bays
Clear Height:	36' with a "top-hat" style roof that peaks in the middle of the building.
Floors:	7" thick, un-reinforced 4,000 psi concrete on a 4" compacted AB-3 granular base with a 15-MIL vapor retarder under the entire building floor slab. Typical floor flatness FF 35 minimum and floor levelness of FL 30 minimum.
Fire Sprinkler:	A hydraulically calculated E.S.F.R fire protection system designed in accordance with NFPA 13. The design is abased on a flow test of 77 psi static, 70 psi residual, flowing at 1,353 GPM. A fire pump system has been included. The wet pipe system is designed for E.S.F.R. protection of Class I – IV commodities stored to a maximum storage height of 40' and a maximum deck height of 45'. Twenty-six (26) hose valves are located throughout the building. Without knowing quantities and product stored there is no allowance calculated for storage above class IV commodity.
Warehouse HVAC:	Heated with four (4) gas-fired make-up air units with design criteria of 50 degrees F at 0 degrees F outside.
Lighting:	Warehouse illuminated by LED HI-BAY light fixtures with motion sensors for an average of 25FC a 3' A.F.F throughout the warehouse. Exterior LED wall packs and pole lights around the building and trailer/truck parking/automobile parking areas.
Roofing:	45 mil TPO mechanically fastened roof system with R-20 insulation

Building Specifications

Electric Service: 3,000 AMP 277/480V electrical service to the building. It is located near the center of the west elevation. One (1) 200-amp 277/480-volt sub-panel is included for the house service as well as one (1) fifty-amp 120/208-volt sub-panel, for home service. On-site transformer is 15 KVA 480-120/208-volt house.

Internet and Voice Access: This is a prime corridor as Renner Boulevard has fiber in the street that connects to the sonet ring for the entire KC metro area. The copper provider is AT&T, while other fiber providers are: AT&T, T-Mobile, TW Telcom, Zayo Fiber, and Spectrum. Most providers can provide service to this building/park, as there is "Dark Fiber" in the street as well. Cable is provided by Spectrum. Spectrum and Unite currently have Right of Entry Agreements to provide internet access.

Loading:

- 56 - 9'x10' dock doors with pit levelers
- 28 block-outs for future docks
- All existing dock pits are equipped with 45,000# mechanical dock levelers, dock seals, and dock lights with receptacles
- 4- 12'x16' drive-in doors motor operated at the 4 corners.

Truck Court: First 60' is concrete; Total depth is 195' subject to trailer parking along North and South curbs.

Parking: Up to 553 car parking
Up to 83 trailer parks

Zoning: BP-2 Planned Manufacturing

Utilities: Natural Gas: Atmos Energy
Water: WaterOne
Electricity: Evergy
Sewer: Johnson County Wastewater

Building Specifications

	CAM:	\$0.33
	INS:	\$0.40
	<u>RE TAXES*:</u>	<u>\$0.07</u>
Net Charges: (2023 Estimates)	Total:	\$0.80

*Real Estate taxes are estimated based upon 1) Fixed PILOT payments per a negotiated abatement agreement with the City of Lenexa; 2) Other tax levies and specials that are not eligible for abatement; and 3) the estimated maximum Special Benefit District (SBD) payment(s) assessed against the property.

Signage: Standard building signage available per exhibit and possible monument signage available.

Note: Interchange improvements at I-35 and 119th Street are planned 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.

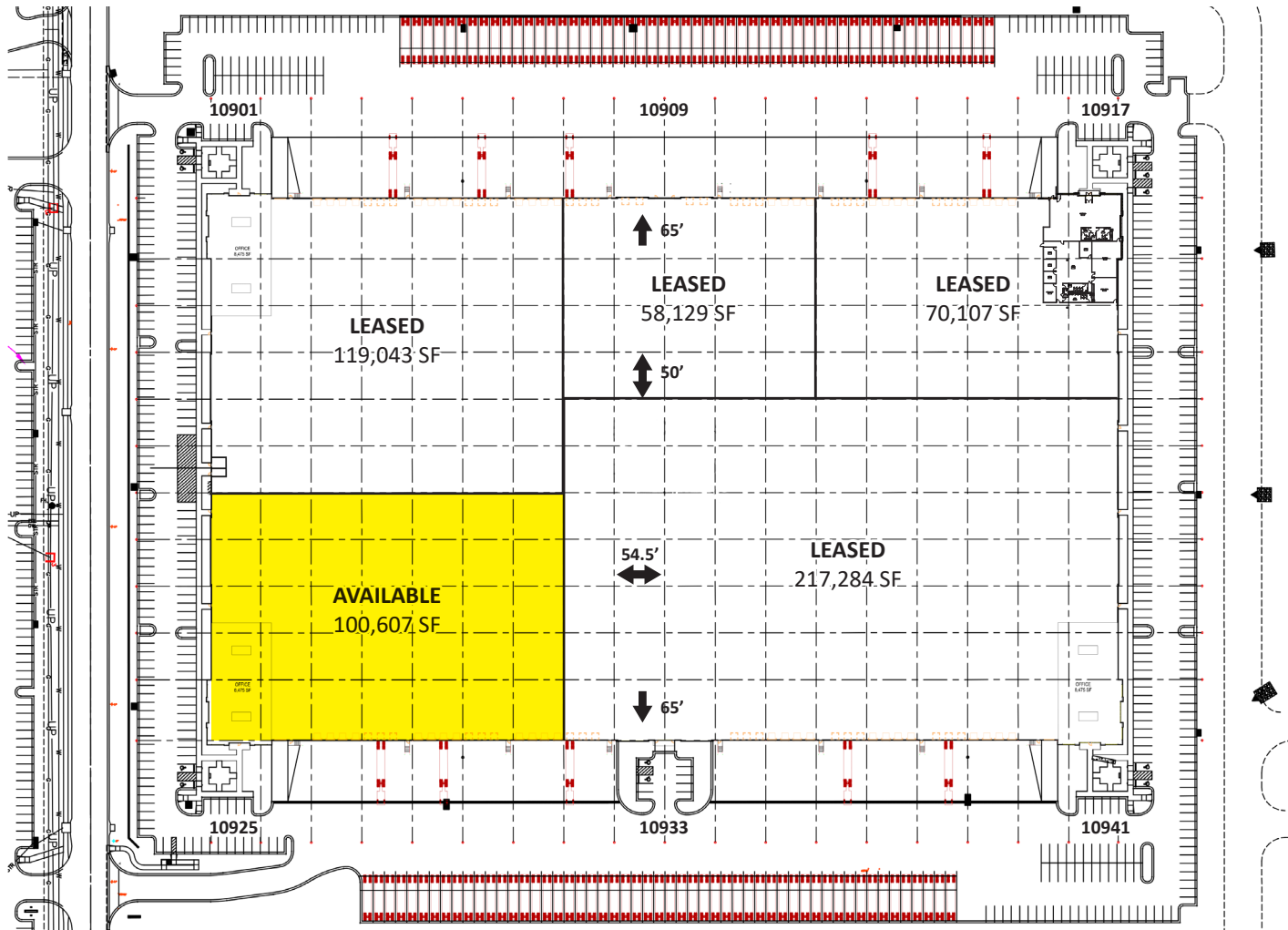
Lenexa Logistics Centre - N5

10901-10941 Mill Creek Road, Lenexa, Kansas 66219

For Lease



Building 5 Floor Plan



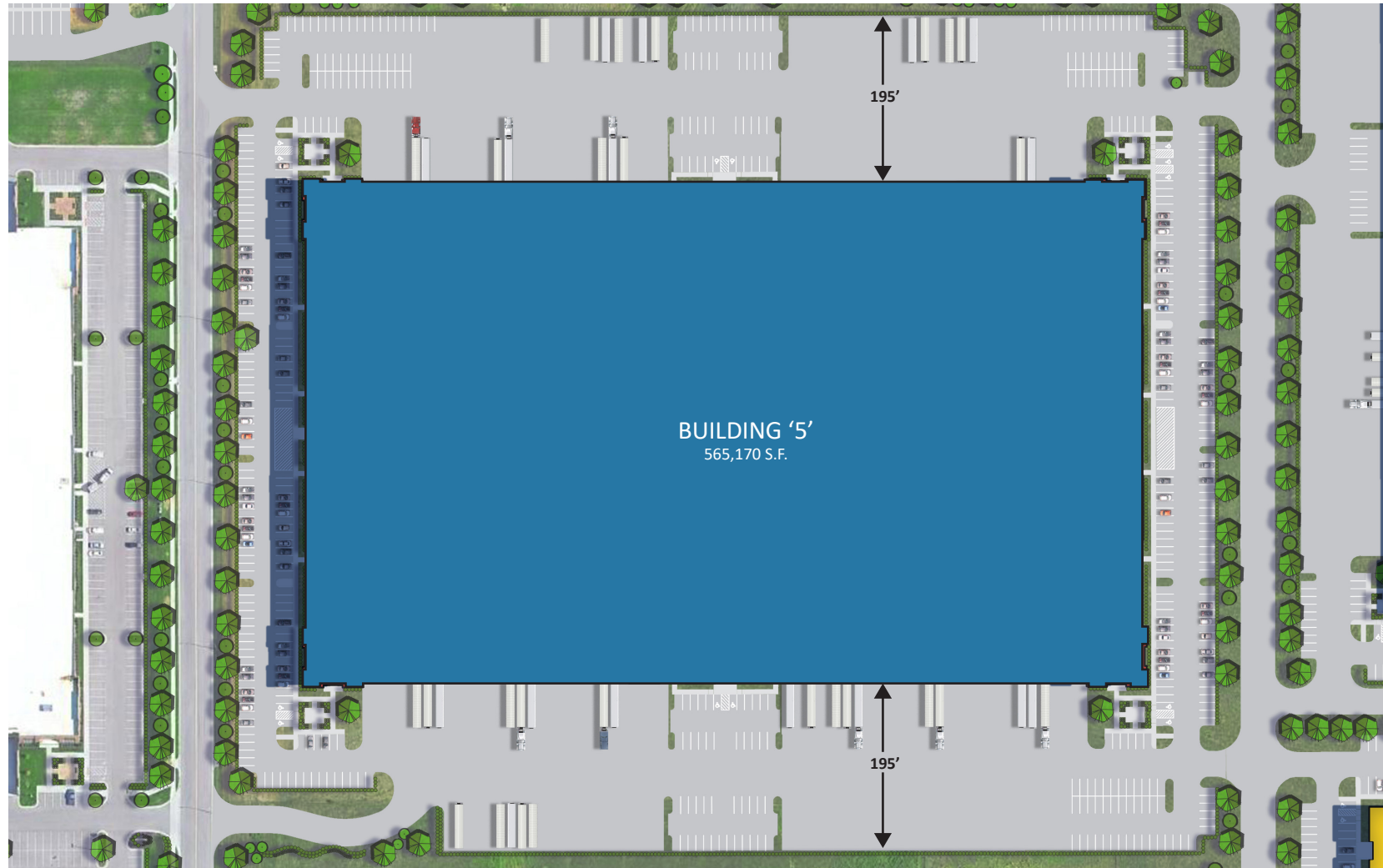
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Kansas City, MO 64112
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For Lease

LLC N5 Site Plan



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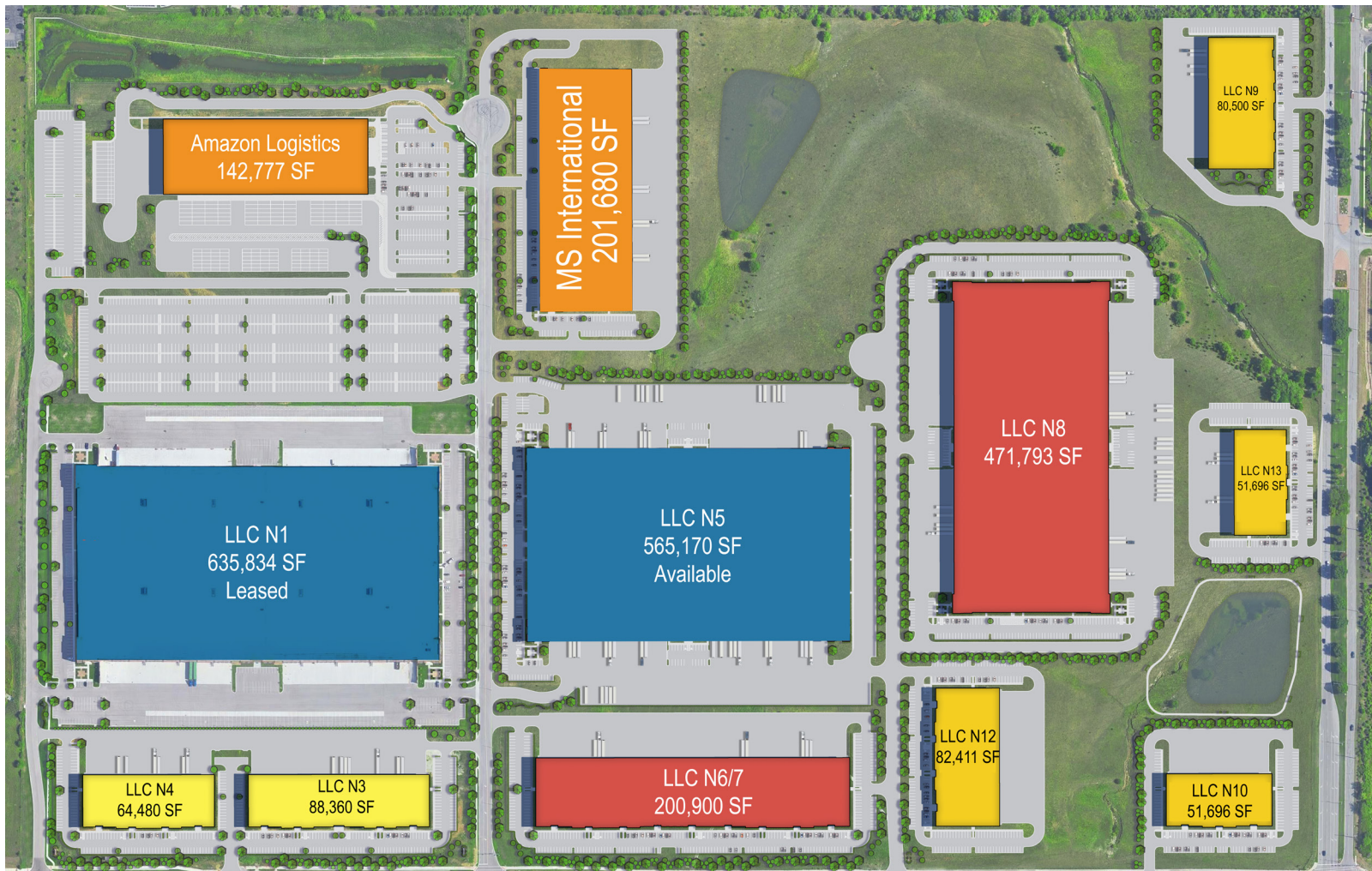
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REAL ESTATE SERVICES, LLC

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For Lease

LLC North Overall Development Plan

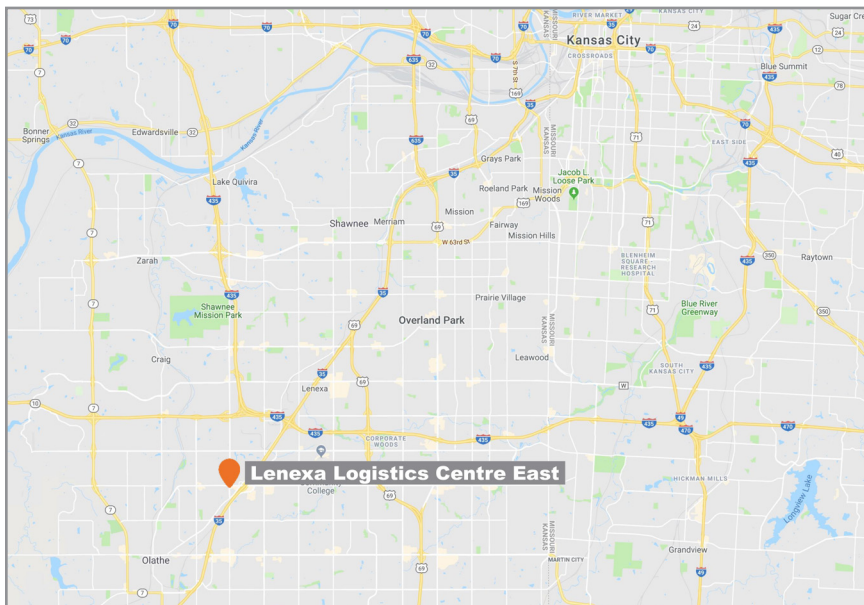


-  Completed
-  Proposed to be developed
-  Proposed Sites for sale

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