



Excellent Site!

- 354,055 SF bulk cross-dock facility
- Modern tilt-wall construction; energy efficient low E reflective glass
- 32' clear height
- Functional cross-dock loading; 86 dock doors with 42 ready for pit levelers.
- Ample customer and employee parking
- Ample trailer parking adjacent
- Immediate access to I-35, I-435 and Highway 10
- Energy efficient T-5 HO lighting
- ESFR sprinkler system
- 55% real estate tax abatement for 10 years!

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy.

This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

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Building Owner:
Michael Nelligan
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REAL ESTATE SERVICES, LLC

4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

Building Specifications

Address: 17201 W. 113th St., Lenexa, Kansas 66219

Size: 354,055 SF divisible to 70,724 SF Building (~763' x 430')
sitting on 18.16± acres of land

Office: #17201 - 4,305 SF
#17251 - 2,878 SF
#17275 - Office is Build-to-Suite
#17301 - 5,134 SF
#17351 - Office is Build-to-Suite

Column Spacing: 50' (N-S) x 54'-6" (E-W), 65'(N-S) x 54'-6"(E-W) at dock speed bays

Ceiling Height: 32' minimum

Floor Thickness: Floors are 7" unreinforced, 4,000 PSI concrete on 4" of compacted granular fill
* The building floor sits on solid bedrock providing extra reinforcement which makes the floors the equivalent of more like 9" – 10" thick concrete according to the developer/civil engineer. The floor, sub-base and sub-grade are all integrated thus making it stronger than the typical reinforced concrete floor of 7".

HVAC: Heating provided by make-up air units. Initial heating is designed for 50°F inside at 0°F outside

Lighting Type: 54 watt T5HO fluorescent high bay fixtures (initial lighting is one per 6,500 SF)

Roofing: TPO mechanically fastened roof system with initial insulation value of R-25

Electric Service: The total service to the building will be 3,000 amps of 277/480 volt 3-phase with a house panel of 200 amps of 277/480 volt

Phone and Fiber: 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, Sprint, TW Telcom, Zayo Fiber, and Time Warner. Most providers can provide service to this building/park, as there is "Dark Fiber" in the street as well. Cable is provided by Time Warner.

Truck Court: South side is 135' without trailer parking and up to 195' with trailer parking.
North side is up to 156'.



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Building Specifications Cont.

Sprinkler Type: E.S.F.R. in accordance with NFPA 13 and FPA 30 and NFPA 231

Flow and Pressure Information:

Information for 11330 Renner at assumed elevation of 1020 st

Fire Hydrant Information

Fire Hydrant No: 110011331

Fire Hydrant Location: 113th and Renner NEC

Approx. Fire Hydrant Elevation: 1030 ft

Static Pressure: 75 psi

Residual Pressure: 68 psi

Flow: 1424 gpm

Anticipated Static Pressure Range

Using 2010-2012 RadCom Dot CR2-11730 Renner(mx:92 av:72 mn:35 e:1040)

Calculated Pressure Range for 11330 Renner at elevation 1020 ft

Max: 101 psi

Avg: 81 psi

Min: 44 psi

Note: WaterOne doesn't guarantee the accuracy of this information due to the unlimited number of variables that can effect this pressure range.

Loading:

- 86 - 9' x 10' dock doors - (42 will have dock pits with framing for future pit levelers)
- Locations that are not designed for dock pits will have dock bumpers
- 2 - 12' x 14' drive-in doors at grade, that are motor operated (can add more)
- 65' deep - 7" thick concrete apron at truck court and 10" asphalt truck drives
- All dock-high doors will be insulated, vision panels and exterior numbers
- Exterior lighting on building and poles in loading and parking areas

Parking:

Auto - 254 + 91 future. Trailer parking - 47 (in lieu of the 91+ cars)

Zoning:

BP-2 Planned Manufacturing

Net Charges:
(2019 Est.)

CAM: \$0.47
INS: \$0.04
SBD*: \$0.34
RE TAXES: \$0.80
Total: \$1.65

**Real Estate Taxes are after *55% real estate tax abatement for the first ten years. SBD stands for Special Benefit District.*

Note:

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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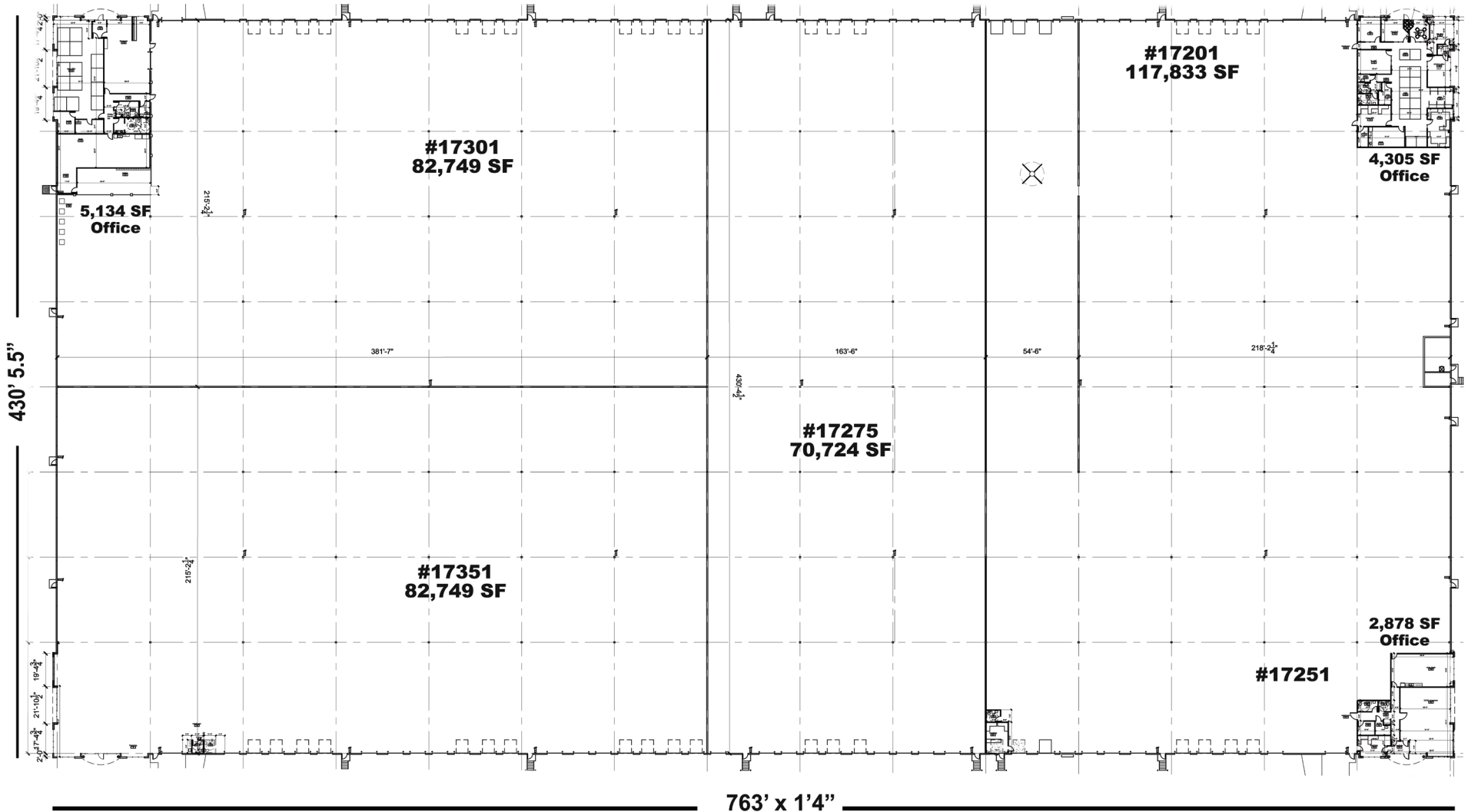


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Lenexa Logistics Centre - S5

17201 W. 113th St., Lenexa, Kansas 66219

For Lease



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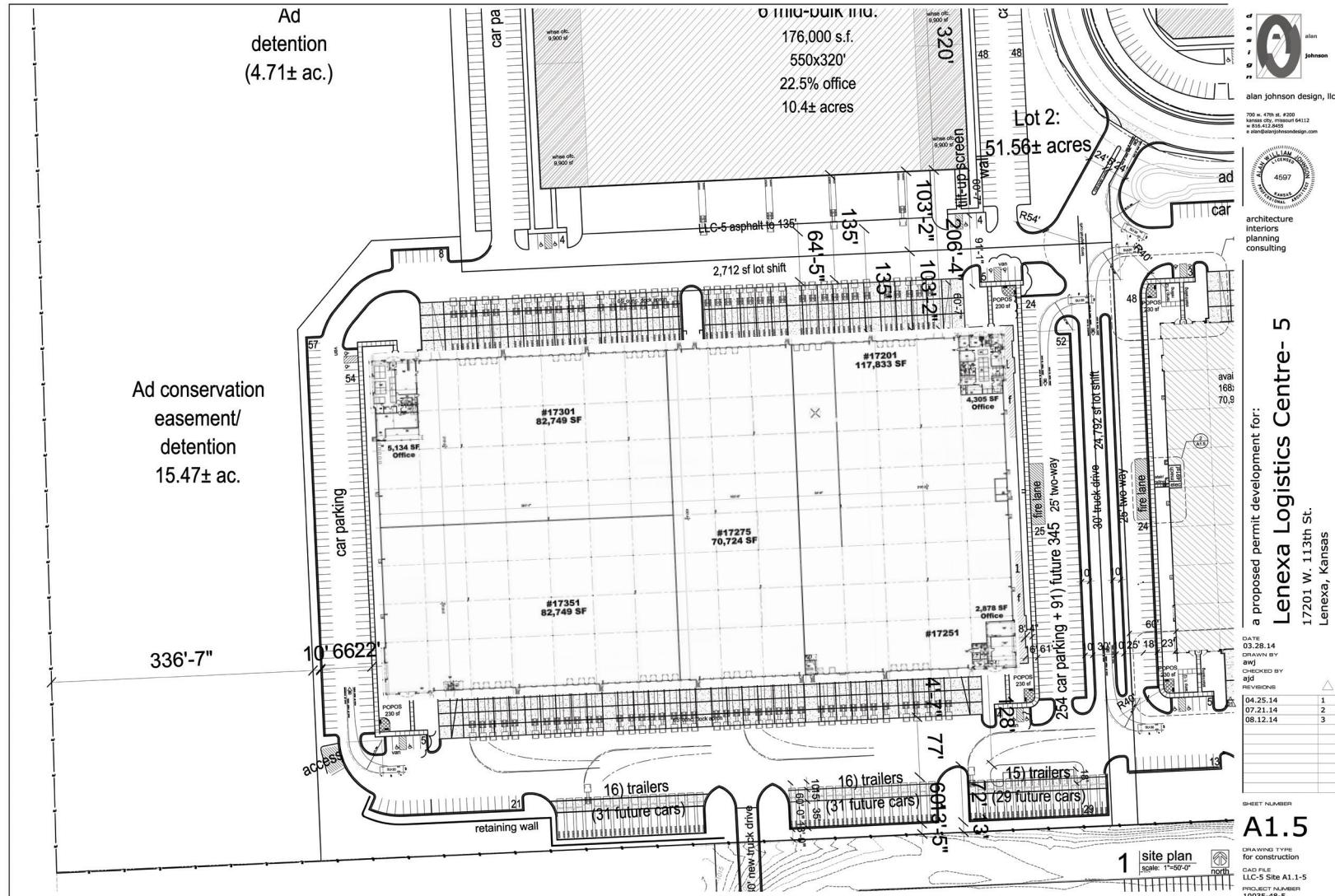
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Lenexa Logistics Centre - S5

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For Lease



alan johnson design, llc
700 W. 47th St. #200
Kansas City, Missouri 64112
P: 816.412.2800
E: alan@alanjohnsondesign.com

architecture
interiors
planning
consulting

a proposed permit development for:
Lenexa Logistics Centre- 5
17201 W. 113th St.
Lenexa, Kansas

DATE	REVISIONS
03.28.14	1
04.25.14	2
07.21.14	3
08.12.14	

SHEET NUMBER
A1.5
DRAWING TYPE
for construction
CAD FILE
LLC-S-Site A1.1-5
PROJECT NUMBER
10035-48-5



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Lenexa Logistics Centre

College Blvd. & Renner Blvd.
Lenexa, Kansas

LOT# 2	Light Ind.	72,000 SF 450' x 160' 6.0± Acres
LOT# 3	Light Ind.	60,262 SF 5.6± Acres
LOT# 4	Mid-Bulk Ind.	260,707 SF 616' x 420' 15.0± Acres
LOT# 5	Mid-Bulk Ind.	354,055 SF 763' x 430' 18.16± Acres
LOT# 6	Mid-Bulk Ind.	180,033 SF 550' x 280' 11.0± Acres
LOT# 7	Mid-Bulk Ind.	401,198 SF 926.5' x 432' 21.6± Acres
LOT# 8	Light Ind.	195,409 SF 1060' x 108-184' 12.2+ Acres



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Highway Access / Nearby Interchanges



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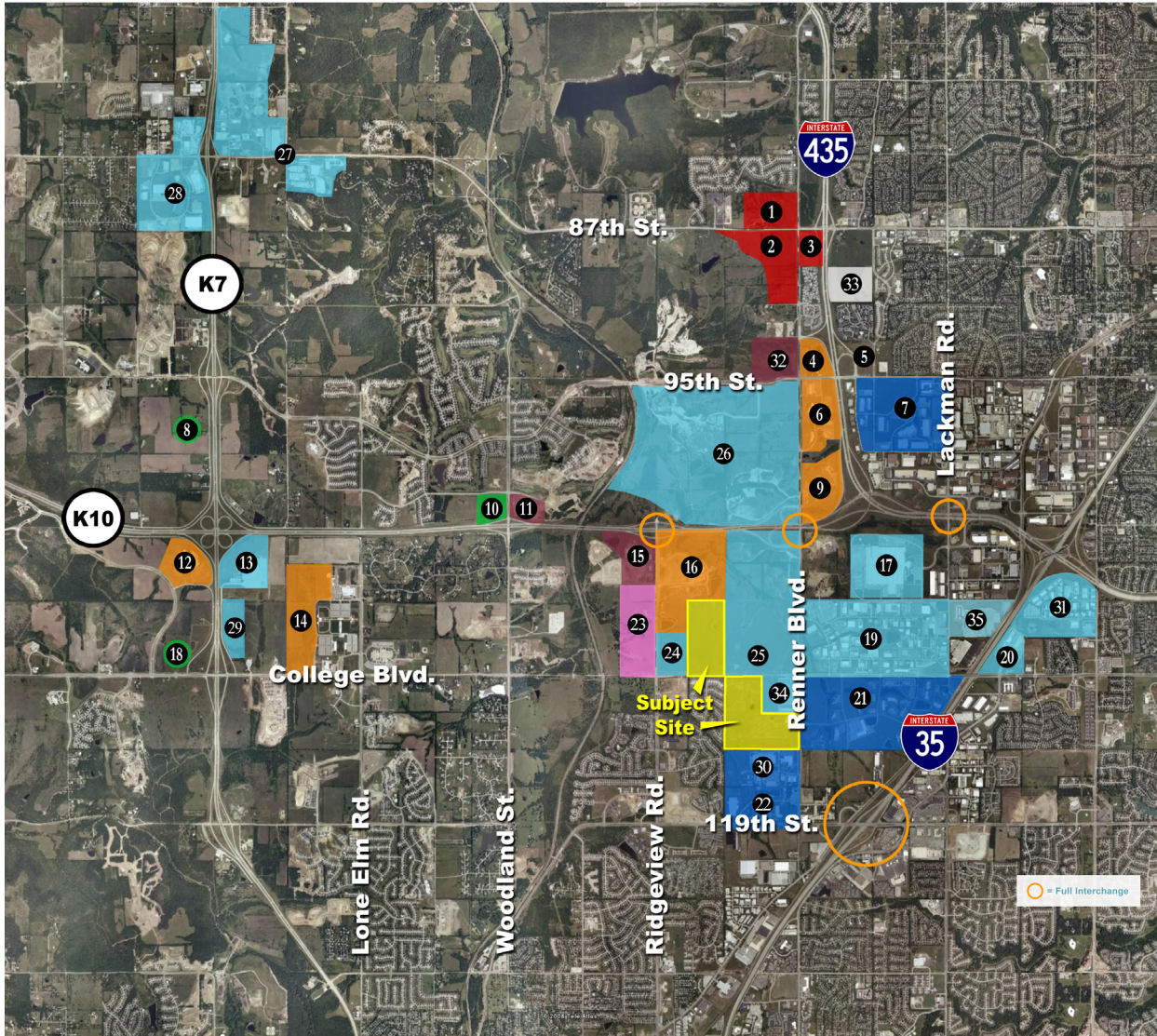
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Legend

- 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 & Prarie 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 Renner Business Center - Renner & 116th St.
- 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



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Nearby Amenities

Restaurants:

A&W All-American Food	McDonald's
Applebee's	Noodles & Company
Arby's	Oklahoma Joe's BBQ & Catering
Asian Pearl	Old Chicago
Baskin-Robbins	Panda Express
Buffalo Wild Wings	Panera Bread Co.
China Cafe	Pie Five
Chipotle Mexican Grill	Planet Sub
Cracker Barrel Old Country Store	Popeye's Louisiana Kitchen
Firehouse Subs	Schlotzsky's Deli
Harus Steak Sushi Place	Sonic Drive-In
Houlihan's	Starbucks
IHOP	Subway
Jack in the Box	Sylas & Maddy's Ice Cream
Jason's Deli	Taco Bueno
Jimmy John's	Taqueria Mexico
Joe's Kansas City BBQ of Olathe	That's A Wrap
Johnny's Italian Steakhouse	Uncle Buck's Grill
LongHorn Steakhouse	Weis Super Buffet
	Zio's Italian Kitchen

Shopping:

Bass Pro Shops	Kansas Smapler
Basset Furniture Direct	LifeWay Christian Stores
Bed Bath & Beyond	Mattress Firm
Best Buy	OfficeMax
CVS Pharmacy	Old Navy
Dick's Sporting Goods	Pier 1 Imports
Famous Footwear	RadioShack
Furniture Mall of Kansas	Ross Dress For Less
GameStop	Sprint
Half Price Books	Super Target
Home Depot	Verizon Wireless
Hy-Vee	

Hotels:

Comfort Suites	Hilton Garden Inn
Fairfield Inn by Marriott	Holiday Inn Express
Hampton by Hilton	Residence Inn by Marriott



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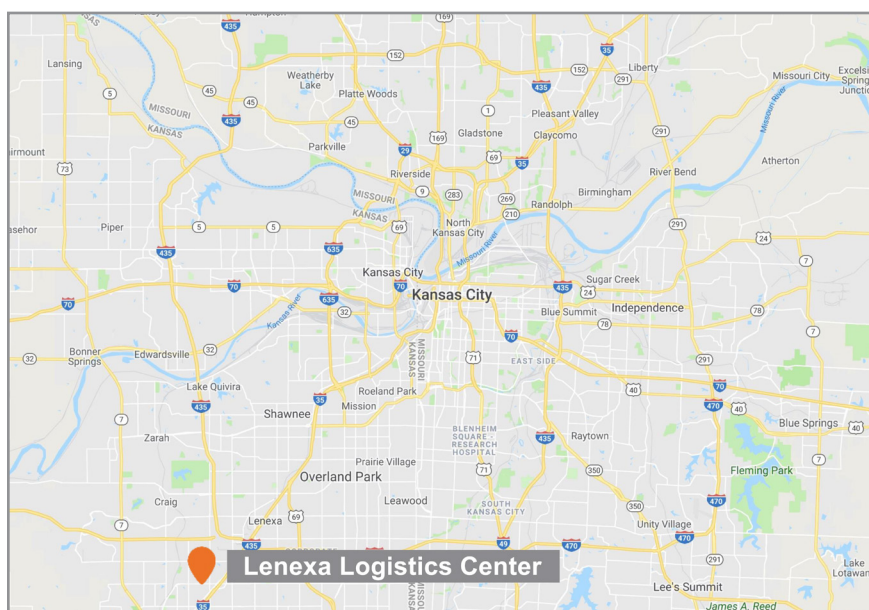
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No.	Interchange	Distance
1	K-10 & Ridgeview	2 miles
2	K-10 & Renner	1 mile
3	I-35 & I-435	1.85 miles
4	I-435 & Quivira	3.5 miles
5	I-35 & 119th Street	1.45 miles



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