



Excellent Site!

- 401,198 SF bulk cross-dock facility
- Modern tilt-wall construction; energy efficient low E reflective glass
- 36' clear height
- Functional cross-dock loading; 84 9'x10' dock-hi doors and 4 12'x14' drive-in doors (bumpers at 42 doors and pits at 42 doors)
- 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!

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Building Specifications

Address: 11200-11270 Britton, Lenexa, Kansas 66219

Size: 401,198 SF (926.5' x 432') sitting on 21.552± acres of land

Bay Size: 54.5' x 65'

Ceiling Height: 36' 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"

Sprinkler Type: Complete, hydraulically calculated E.S.F.R. in accordance with NFPA 13, NFPA 30 and NFPA 231

Current sprinkler heads are K22.4 calculated at 40 psi

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.

HVAC: Heating provided by 4 roof-mounted gas-fired make-up air units (initial heat)

Building Specifications Cont.

Lighting Type: The building shall be lighted with 6-Lamp T-5 HO fixtures with motion sensors to an average of 25FC. The lights will be breaker controlled at the house panel.

Roofing: 45 mil TPO mechanically fastened roof system with R-20 insulation

Electrical Service: 3,000amps. Husqvarna (1,200amps); Sprint (800amps); Shell (200amps); 800amps remaining for the available space.

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 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.

Loading:

- Forty (40) 9'x10' dock doors
- Forty (40) dock pits with 45,000 pound mechanical levelers, bumpers, seals, lights, wheel chocks and top/bottom/side weather seals
- Four (4) 12'x14' drive-in doors
- All dock-high doors will be insulated, vision panels and exterior numbers
- Exterior lighting on building and poles in loading and parking areas
- All existing dock pits are equipped with 45,000 pound mechanical dock levelers, dock seals, and dock lights with receptacles

Truck Court: South side is 135' without trailer parking
North side is 135' up to 190' with trailer parking

Parking: 349 car parking and 77 trailer parks, 61 on the north side and 16 on south side

Zoning: BP-2 Planned Manufacturing

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

Heat: The available space has two (2) 10,000 CFM, 189,523 BTU Make-Up Air Units for heating. One each on the north and south sides of the space

Net Charges:
(2024 Estimates)

| | |
|-------------------|---------------|
| CAM: | \$0.53 |
| INS: | \$0.09 |
| <u>RE TAXES*:</u> | <u>\$1.06</u> |
| Total: | \$1.68 |

** Real Estate taxes anticipated to be \$0.54 psf after *55% real estate tax abatement, which is based on \$1.20 psf real estate taxes prior to abatement. The real estate tax abatement will run for the first ten (10) years. The amount also includes the Special Benefit District charge of \$0.28 psf. Tax Abatement runs through 2027.*

Building Specifications Cont.

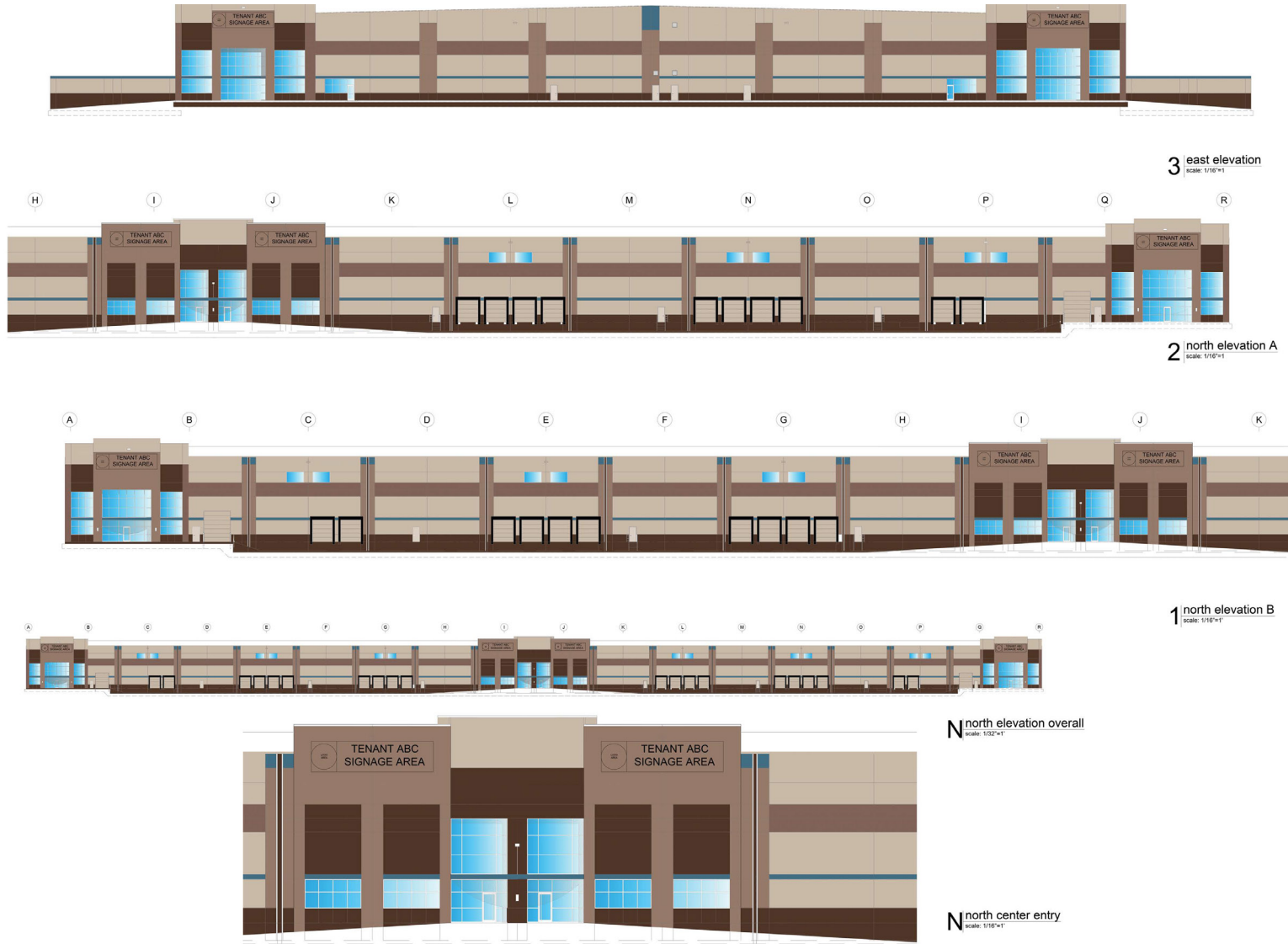
Note:

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.

Lenexa Logistics Centre - S7

11200-11270 Britton Street, Lenexa, Kansas 66219

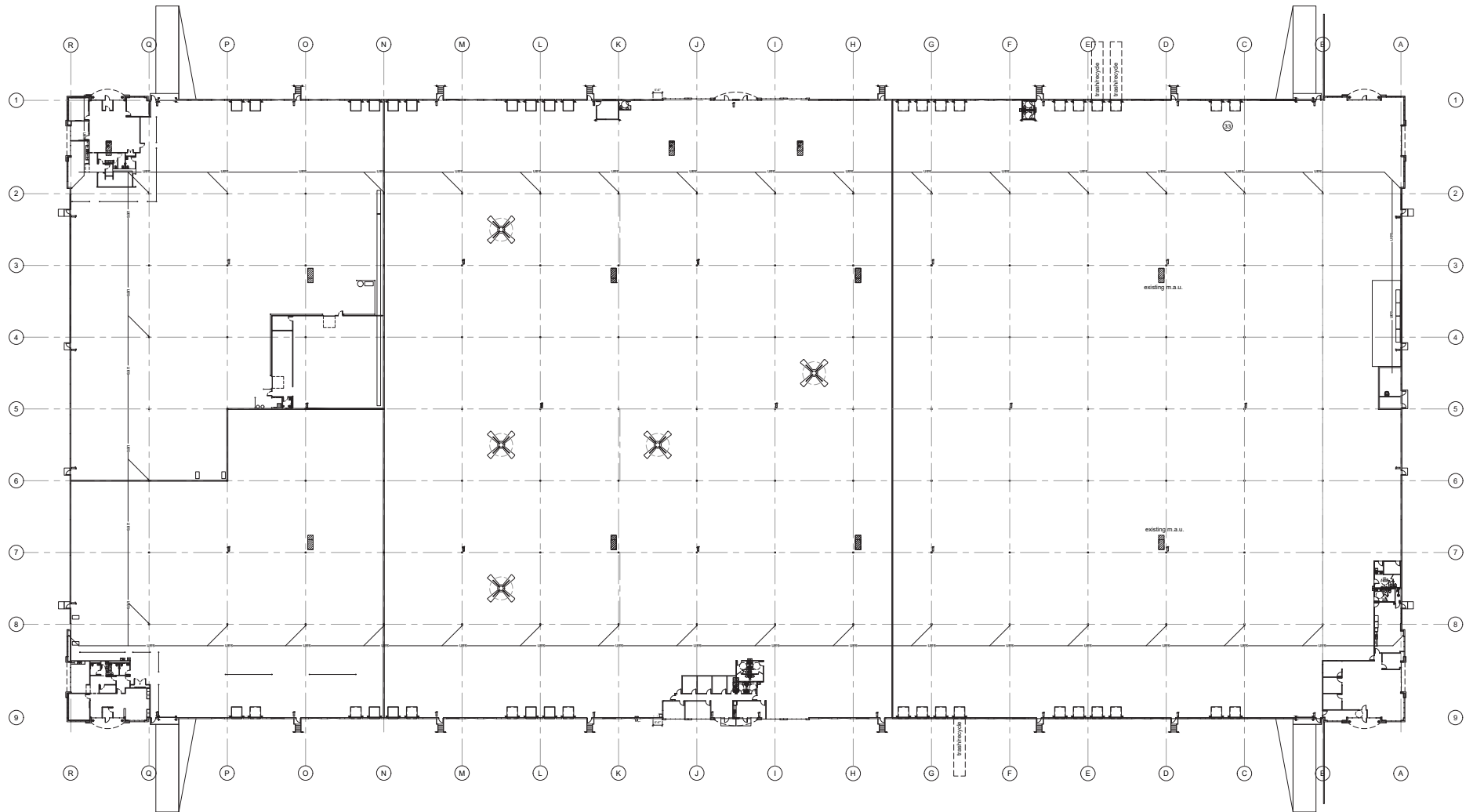
For Lease



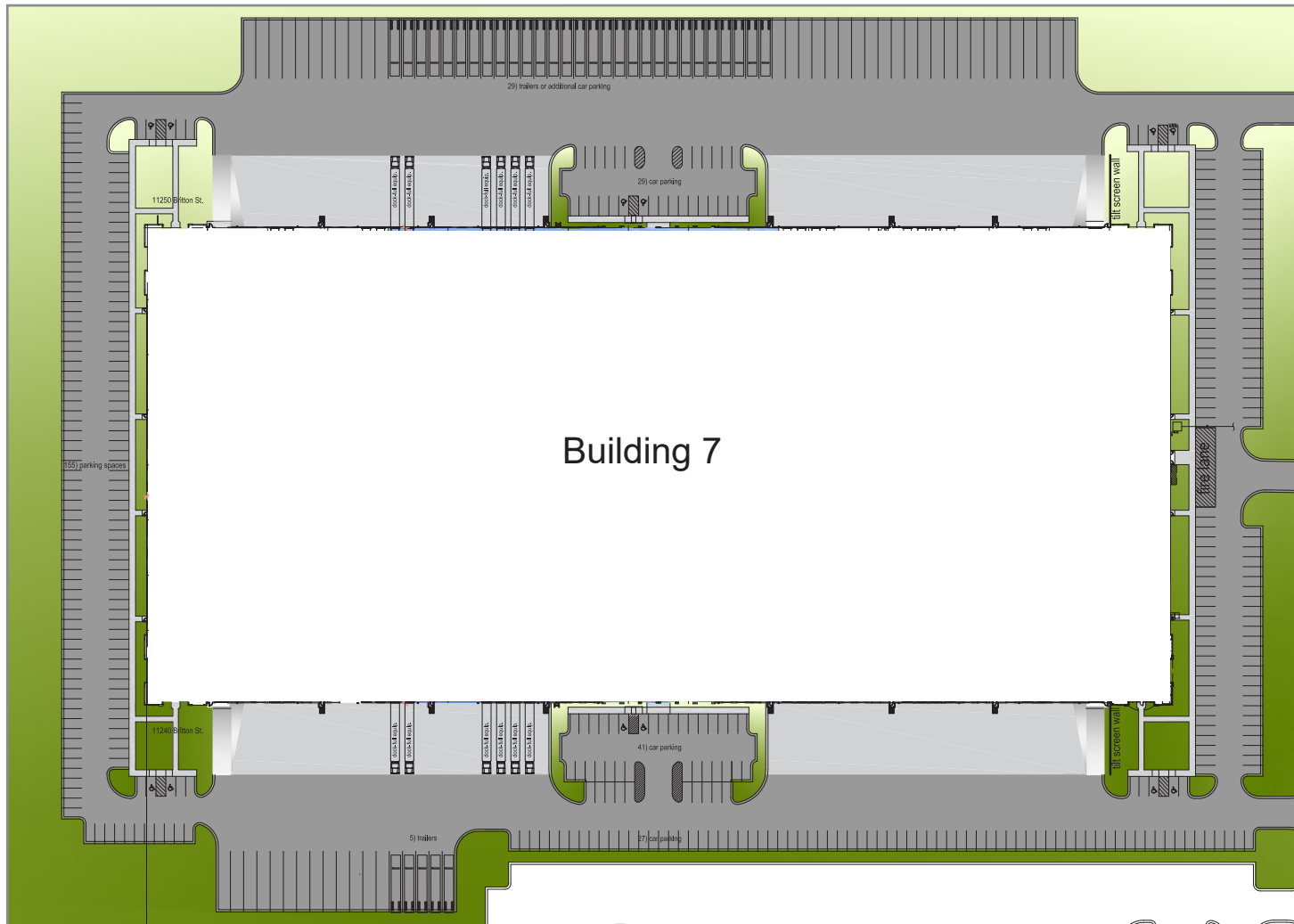
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BLOCK
REAL ESTATE SERVICES, LLC

Floor Plan



Site Plan



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For Lease



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. | 156,749 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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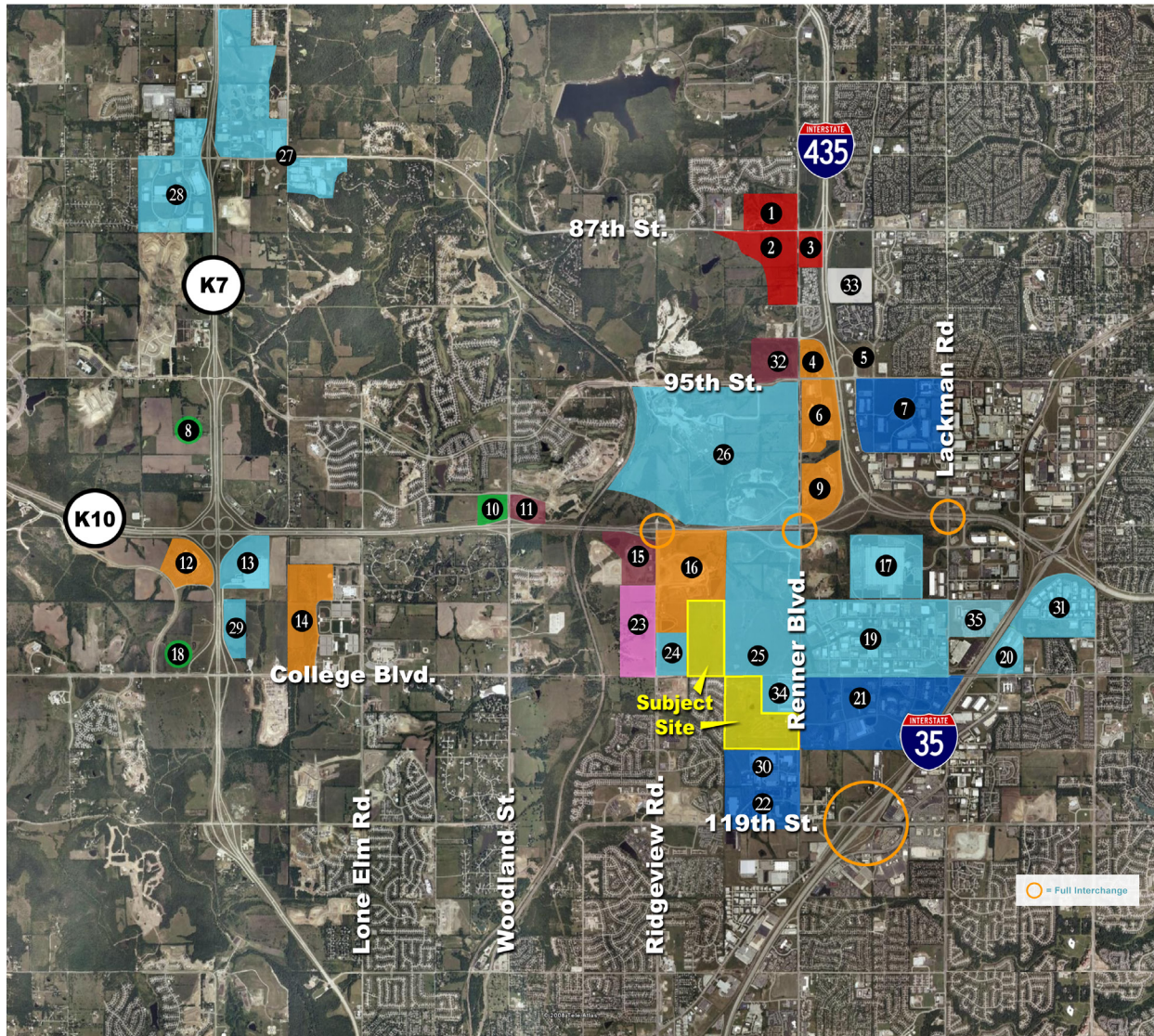
Highway Access / Nearby Interchanges



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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 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

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 | Schlotsky'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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