

Lenexa Logistics Centre - S7

11200-11270 Britton Street, Lenexa, Kansas 66219

For Lease



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!

For more information:

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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:
(2025 Estimates)

CAM:	\$0.54
INS:	\$0.19
<u>RE TAXES*:</u>	<u>\$1.30</u>
Total:	\$2.03

** 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.

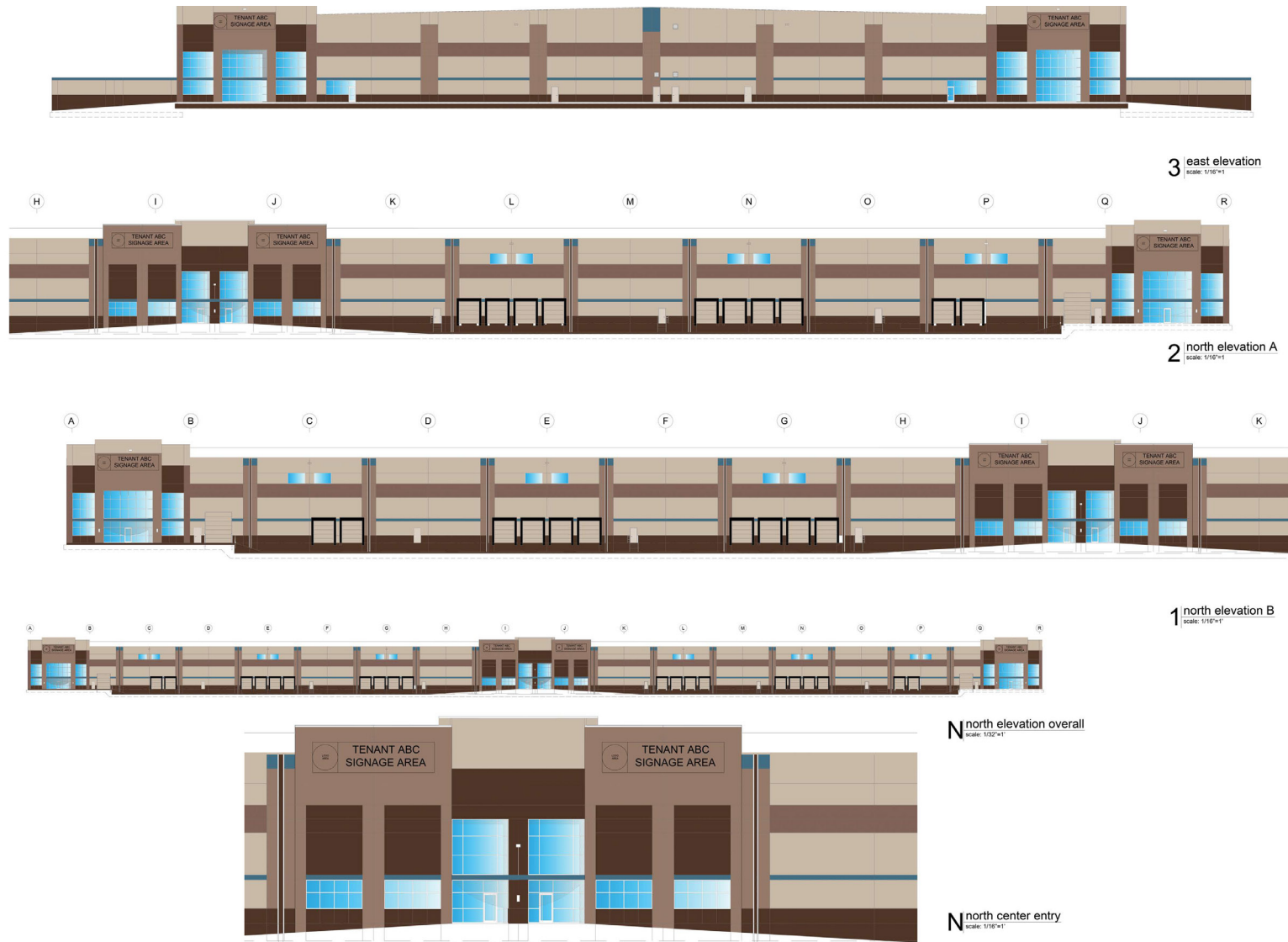
Note:

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.

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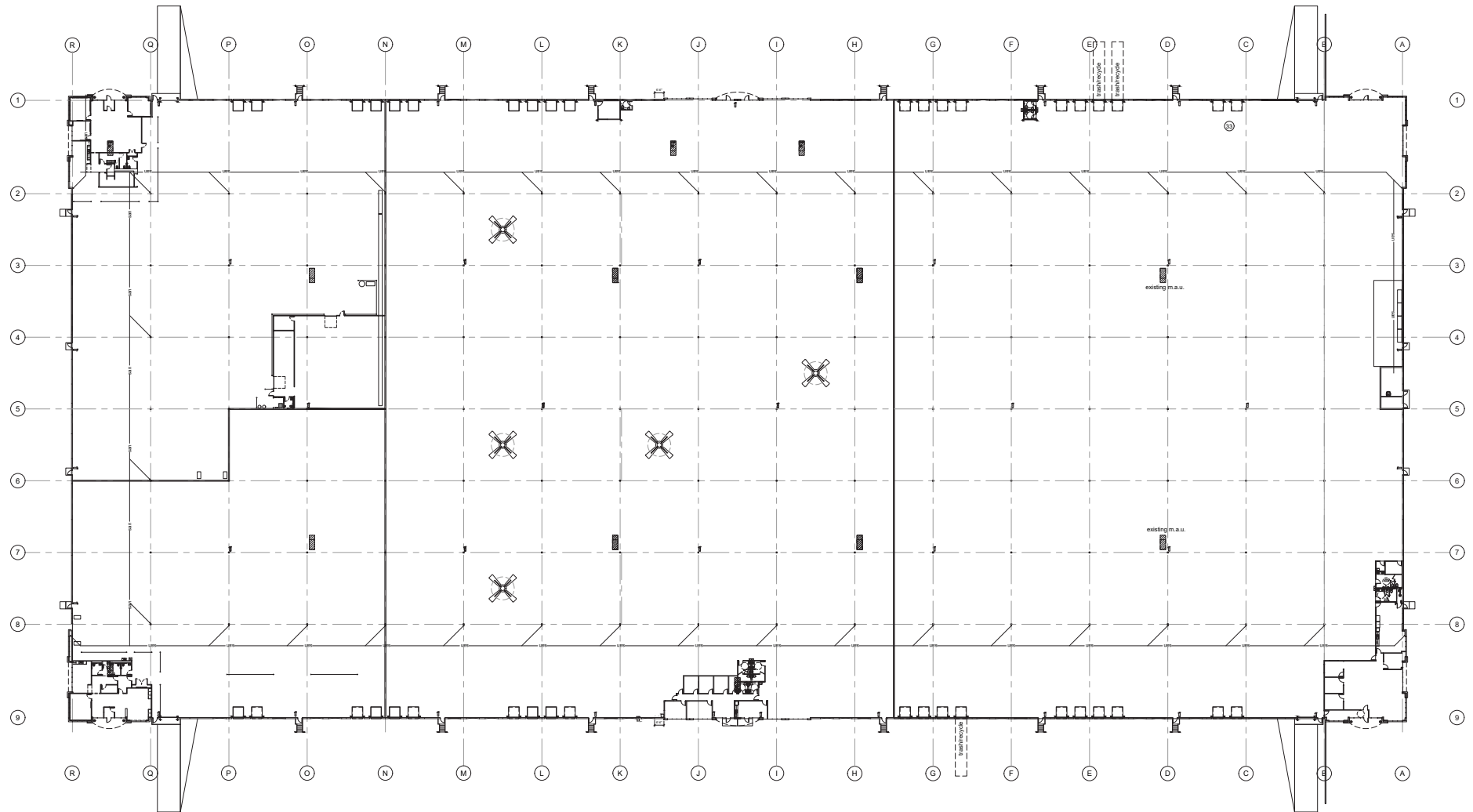


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Floor Plan



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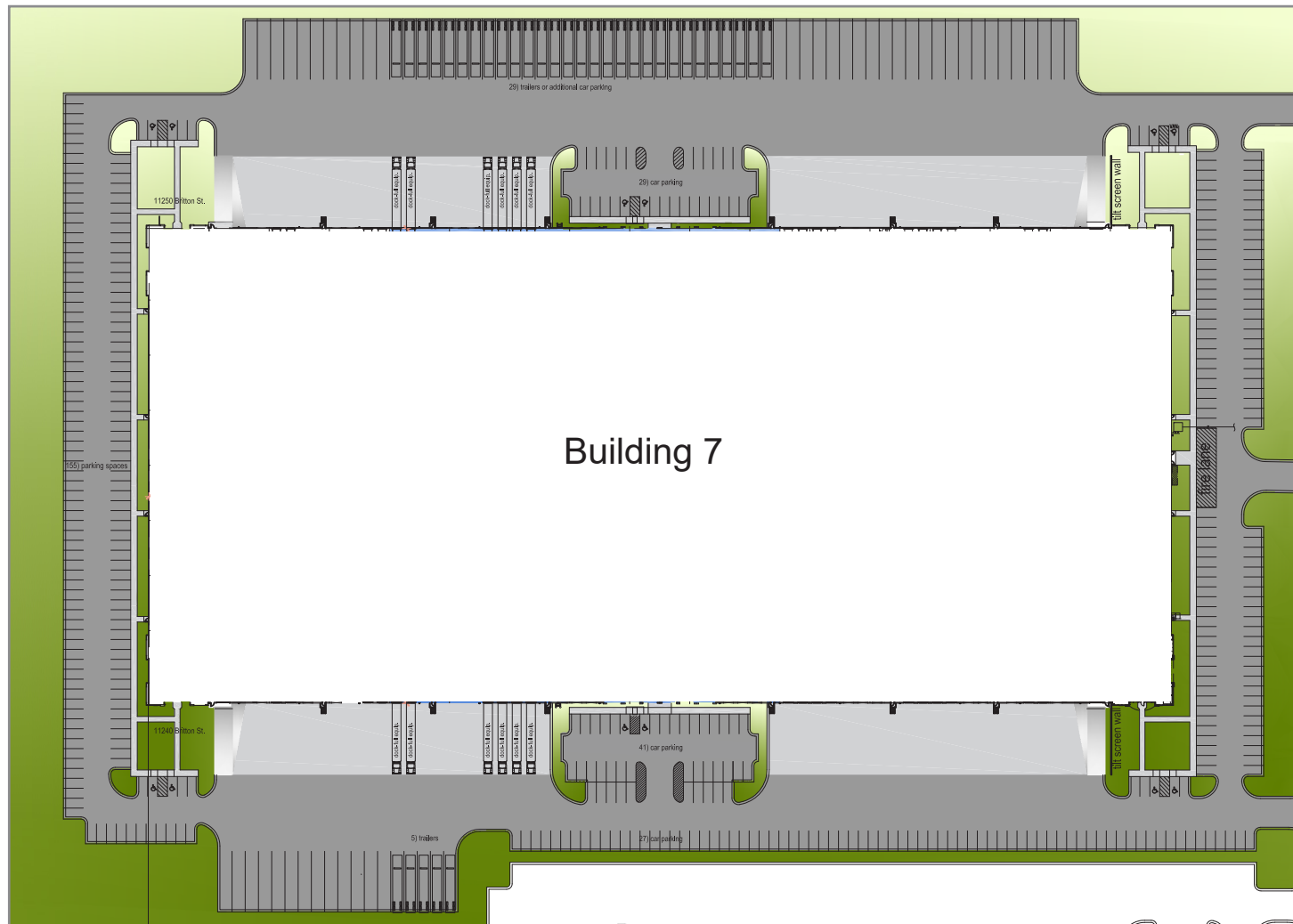
BLOCK
REAL ESTATE SERVICES, LLC

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Site Plan



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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.	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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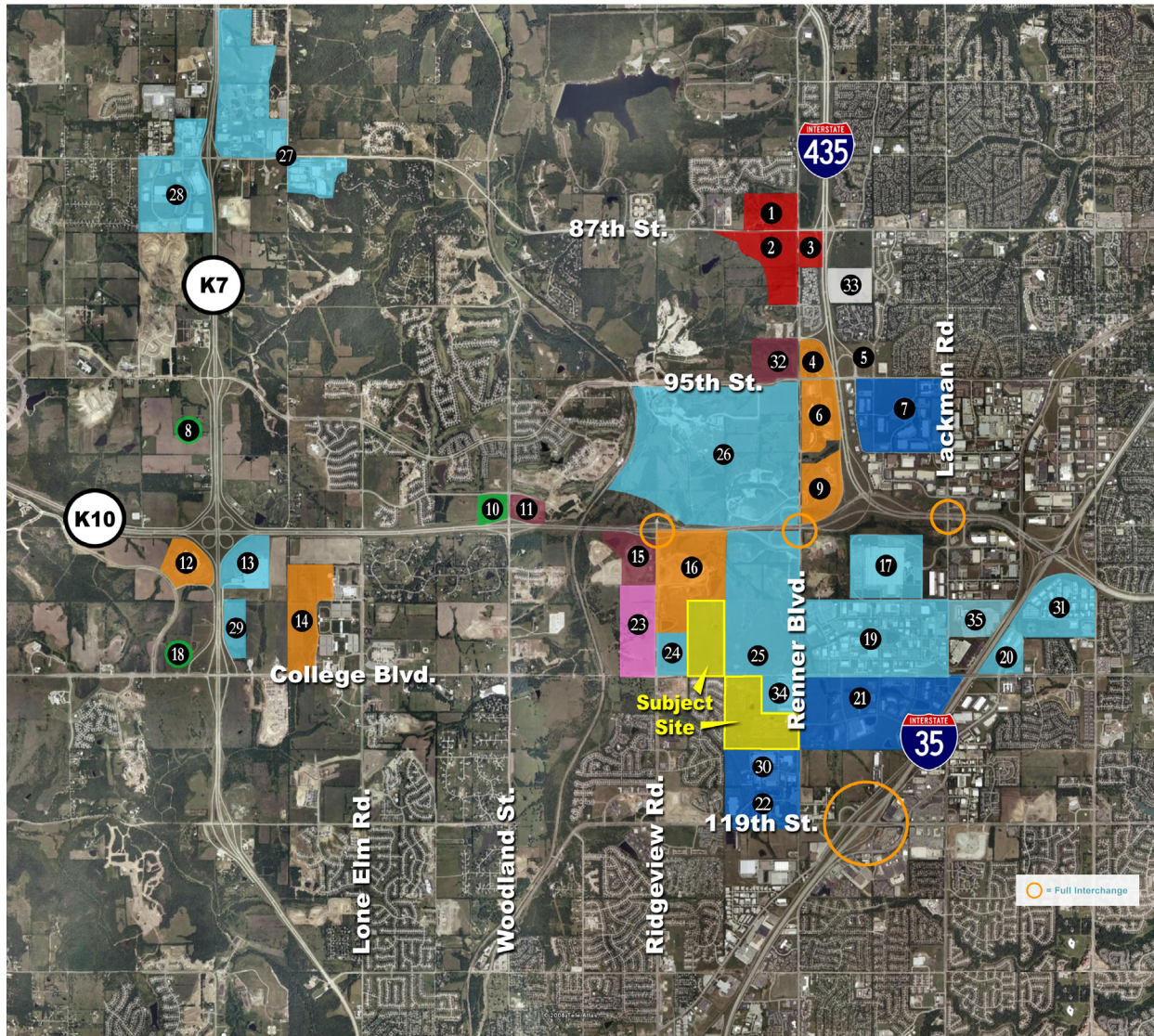
Highway Access / Nearby Interchanges



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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
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

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
Sylas & Maddy's Ice Cream
Taco Bueno
Taqueria Mexico
That's A Wrap
Uncle Buck's Grill
Weis Super Buffet
Zio's Italian Kitchen

Shopping:

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

Kansas Smapler
LifeWay Christian Stores
Mattress Firm
OfficeMax
Old Navy
Pier 1 Imports
RadioShack
Ross Dress For Less
Sprint
Super Target
Verizon Wireless

Hotels:

Comfort Suites
Fairfield Inn by Marriott
Hampton by Hilton

Hilton Garden Inn
Holiday Inn Express
Residence Inn by Marriott

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