

# Lenexa Logistics Centre - S6

11280-11350 Britton Street, Lenexa, Kansas 66219

# For Lease



## Excellent Site!

- 180,033 SF high-cube, cross-dock building
- Modern tilt-wall construction; energy efficient low E reflective glass
- 32' clear height
- Cross-dock loading; 22 - 9'x10' dock doors with full equipment and 14 additional block-outs for future/trailer parking
- Ample customer and employee parking
- Immediate access to I-35, I-435 and Highway 10
- Energy efficient LED lighting
- ESFR sprinkler system
- 55% real estate tax abatement for 10 years!

## For more information:

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## Building Specifications

Address:	11280-11350 Britton Street, Lenexa, Kansas 66219
Size:	180,033 SF, 10.995 acres (545' E-W by 325' N-S)
Bay Size:	Speed Bay is 54.5' x 62.5' and stacking bays are 54.5' x 50'
Ceiling Height:	32' minimum clear
Floor Thickness:	Floors are 7" unreinforced with 4,000 PSI concrete on 4" of compacted granular fill
Sprinkler Type:	E.S.F.R. in accordance with NFPA 13

### ***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 roof-mounted gas-fired make-up air units (initial heat)
Lighting:	6-lamp 25ftc LED lighting Exterior lighting on building and poles in loading and parking areas
Roofing:	45 mil TPO mechanically fastened roof system with R-20 insulation

## Building Specifications Cont.

**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.

**Loading:**

- 22 - 9' x 10' dock doors + 14 block-outs for future docks
- 4 - 12' x 14' drive-in doors at grade (at 4 corners)
- Pit levelers and dock equipment at all doors
- All dock-high doors will be insulated, vision panels and exterior numbers

**Trailer Parking:** Trailer parking would be available at the 14-block outs along the building as it is not design, at this size, to have separate trailer parking.

**Truck Court:** Both sides are 135' without auto parking

**Parking:** Auto - 272 Car Parking + 110 future (total up to 382)

**Zoning:** BP-2 Planned Manufacturing

**Net Charges:**

CAM:	\$0.45
INS:	\$0.06
RE TAXES*:	\$0.80
<b>Total:</b>	<b>\$1.31</b>

(2022 Estimates)

**\*RE Taxes:** Real Estate Taxes are anticipated to be \$0.54 PSF after the 55% real estate tax abatement and based on an estimated valuation of the building of creating \$1.20 PSF Real Estate Taxes prior to the abatement. The Real Estate Tax Abatement will run for the first ten (10) years. To this amount is added the Special Benefit District assessment charge (SBD) that is fixed at \$0.26 PSF to bring the total of the Real Estate Taxes, after the 55% abatement, to \$0.80 PSF.

**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.



## Building Specifications Cont.

Gas:	Atmos Energy - 4" gas main with 60psi along west side of public road
Water:	Water-One - 8" water main on west side of public road
Electric:	Evergy - underground electric along west side of public road
Sanitary Sewer:	Johnson County Wastewater - 12" sanitary sewer main along south property line of Building 6 w/existing 6" manhole stub service line near the southeast corner of the Building 6 lot

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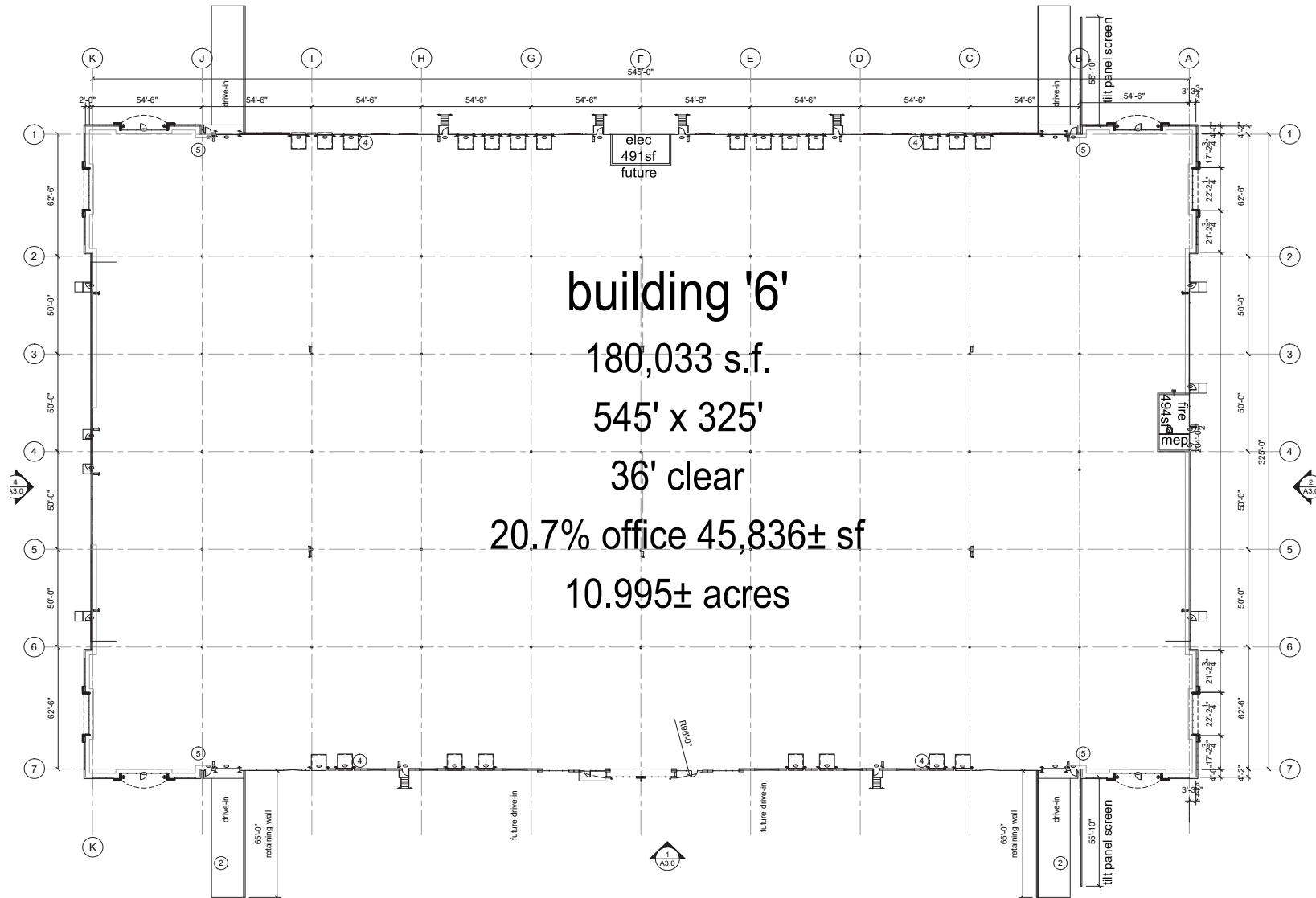
4622 Pennsylvania Avenue, Suite 700  
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816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)



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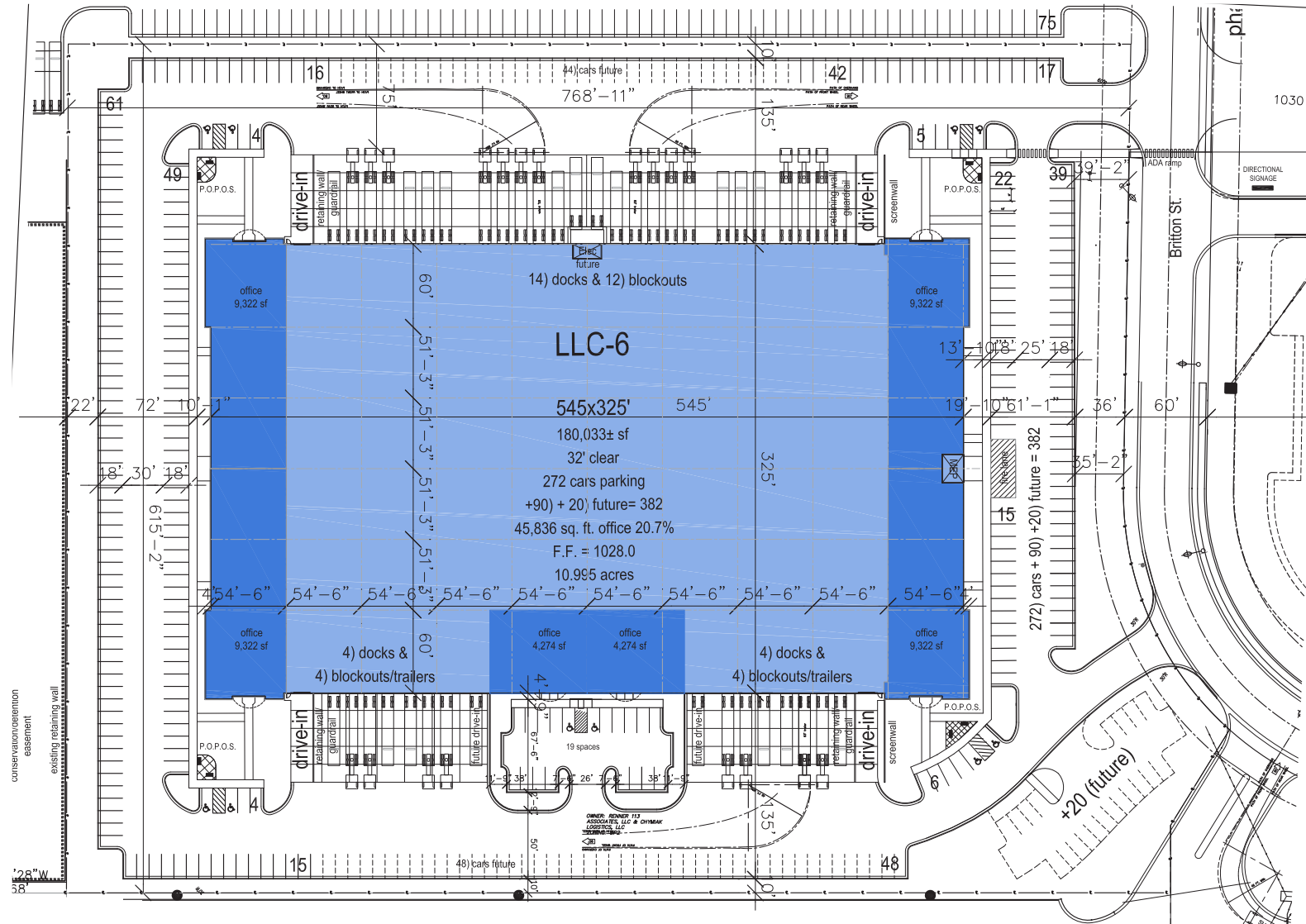
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**BLOCK**  
REAL ESTATE SERVICES, LLC

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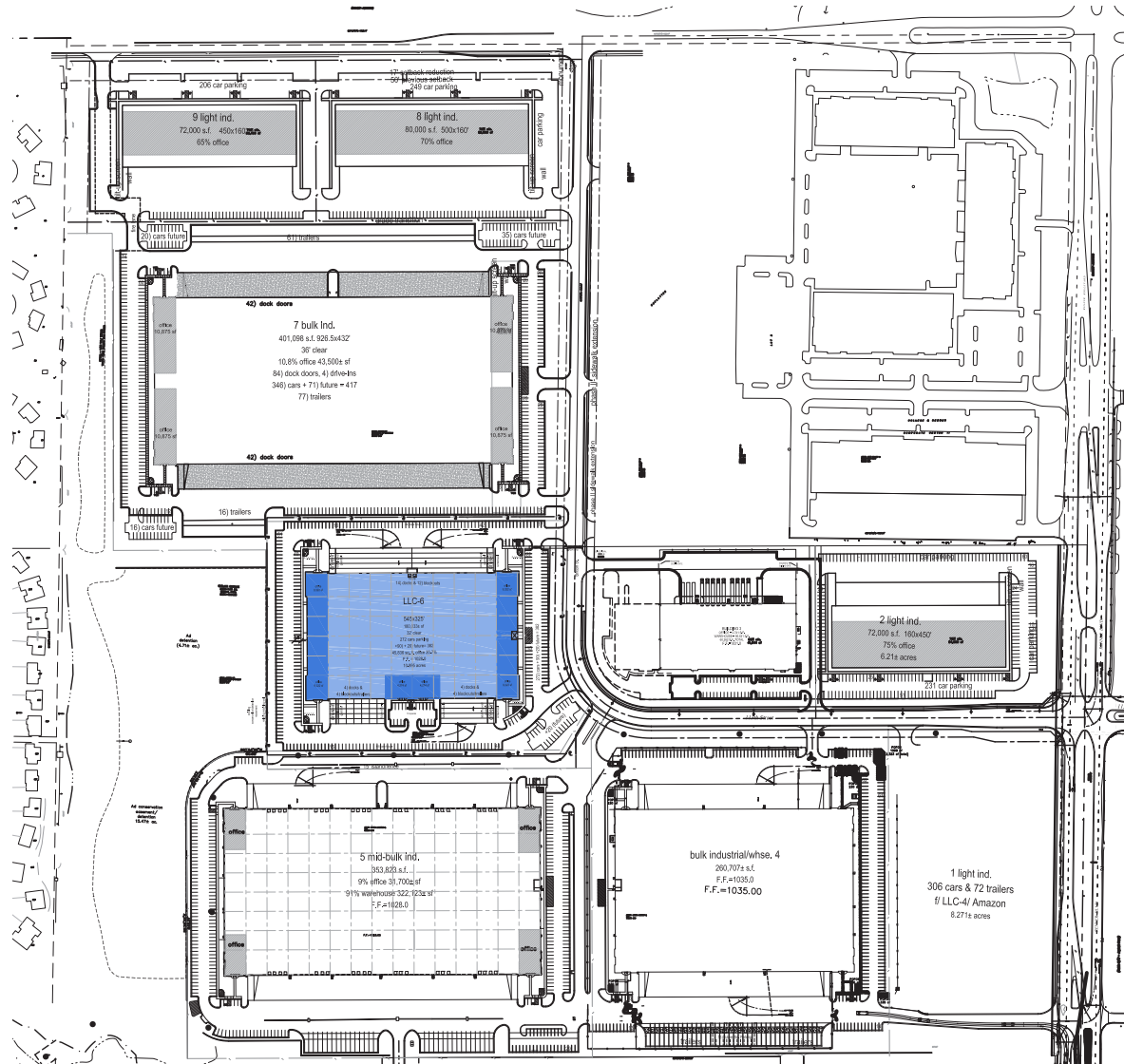
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## Lenexa Logistics Centre South

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

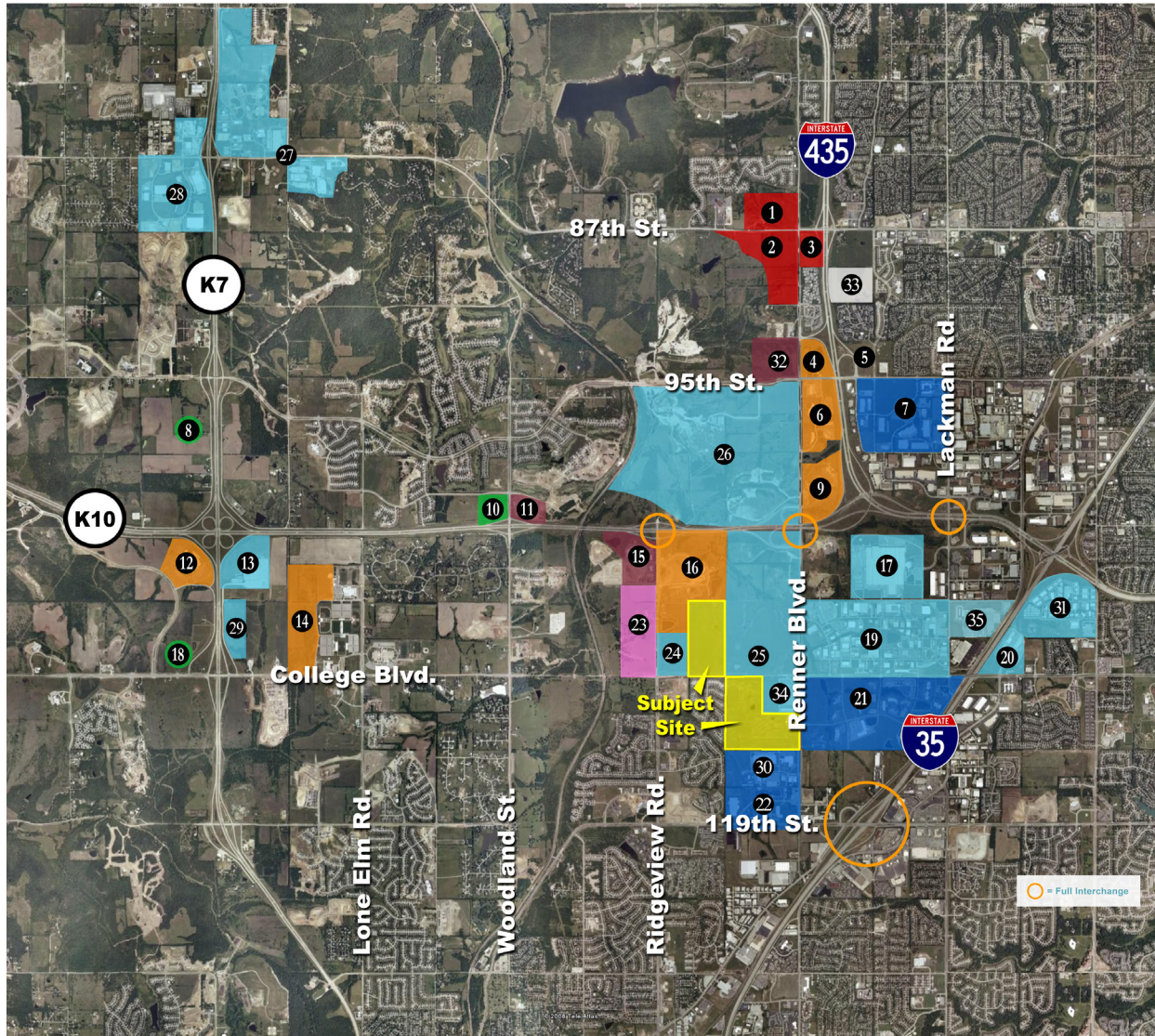




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## Legend

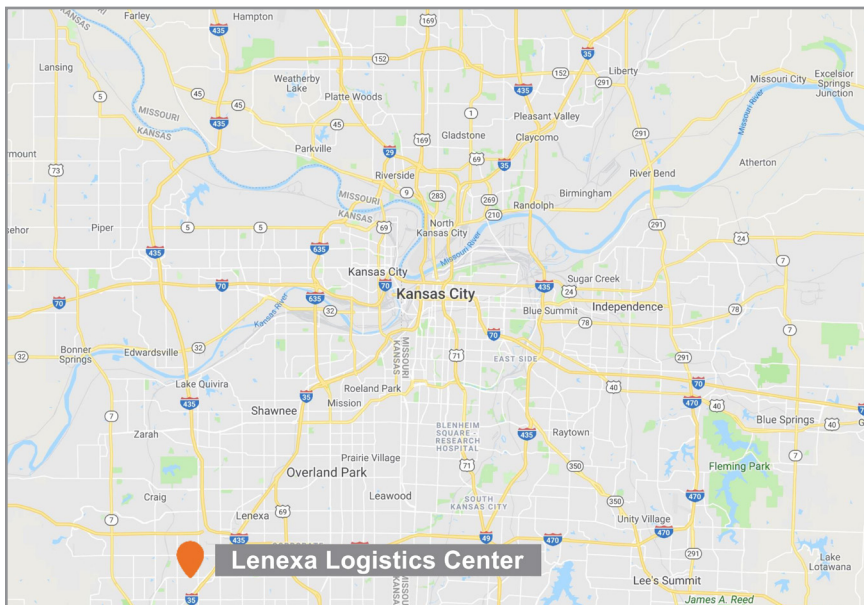
- 1 City Center North Village (Proposed) Renner & 87th St. NWC
- 2 City Center Lenexa (Proposed) Renner & 87th St. SWC
- 3 City Center East Village (Proposed) 87th & I-435 SWC
- 4 Renner Corporate Centre I & II I - 435 & 95th St. NWC (Kiewit Power Construction Phase 1)
- 5 Grundfos Pump Corporation Office 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



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