

# Lenexa Logistics Centre South Building 6

11296-11320 Britton Street, Lenexa, Kansas 66219

# For Lease



## Excellent Site!

- 198,715 SF high-cube, cross-dock building
- Modern tilt-wall construction; energy efficient low E reflective glass
- 32' clear height
- Cross-dock loading; 24 - 9'x10' dock doors with full equipment and 26 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:** 11296-11320 Britton Street, Lenexa, Kansas 66219

**Size:** 198,715 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:**

- 24 - 9' x 10' dock doors + 26 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:	\$0.60
INS:	\$0.28
RE TAXES*:	<u>\$0.81</u>
Total:	\$1.69

(2025 Estimates)

**\*RE Taxes:** \*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.

**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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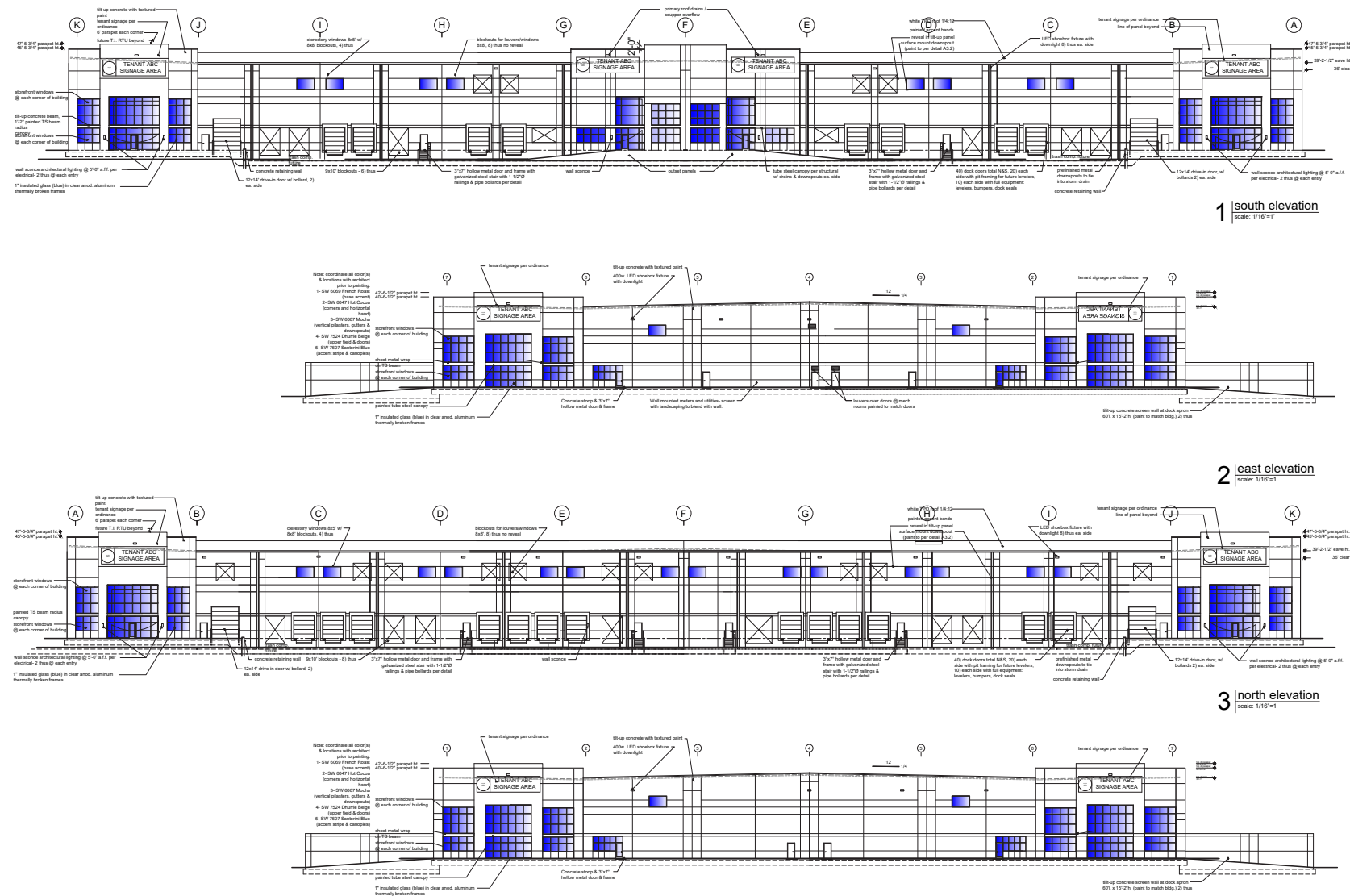
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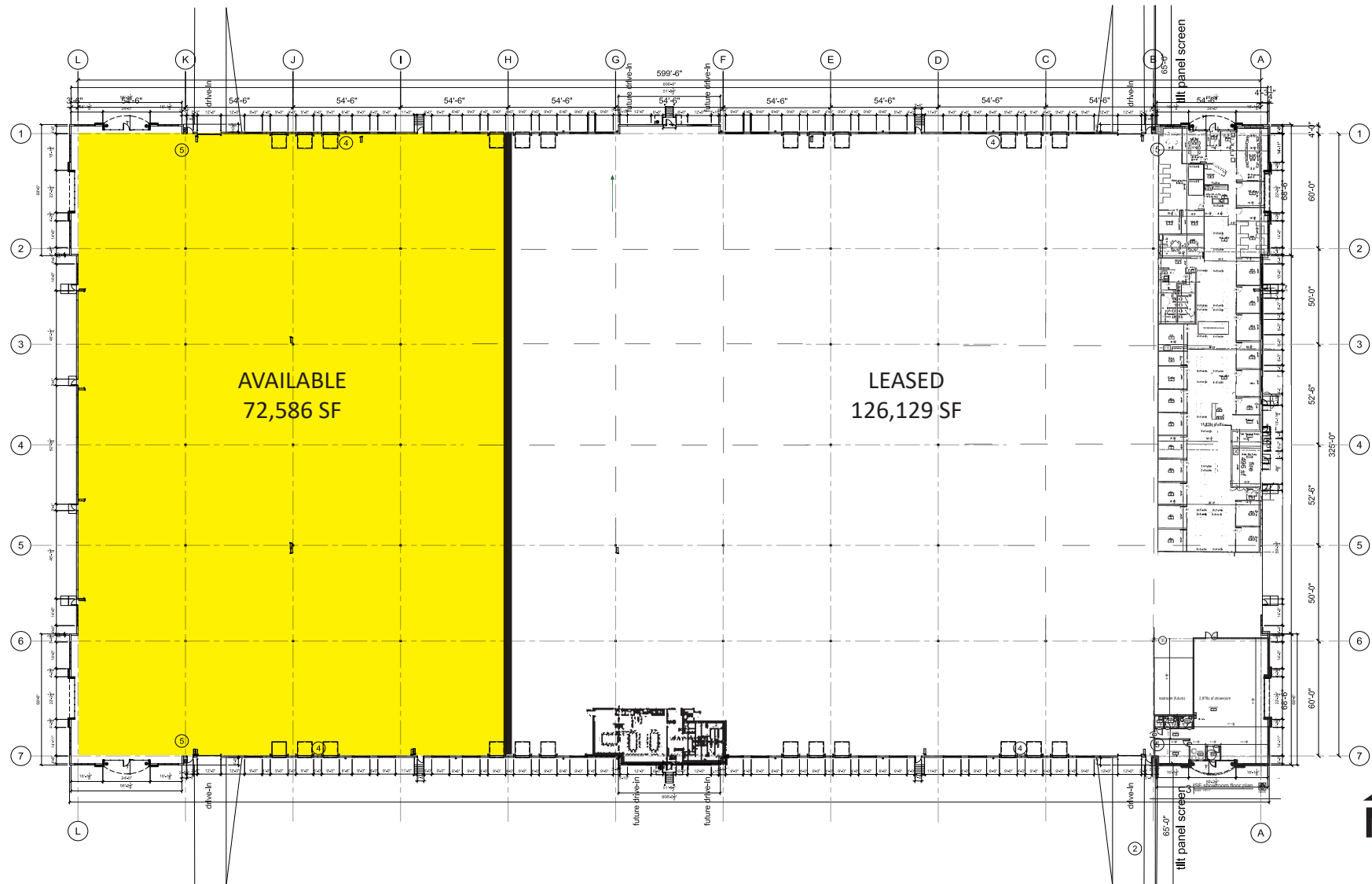
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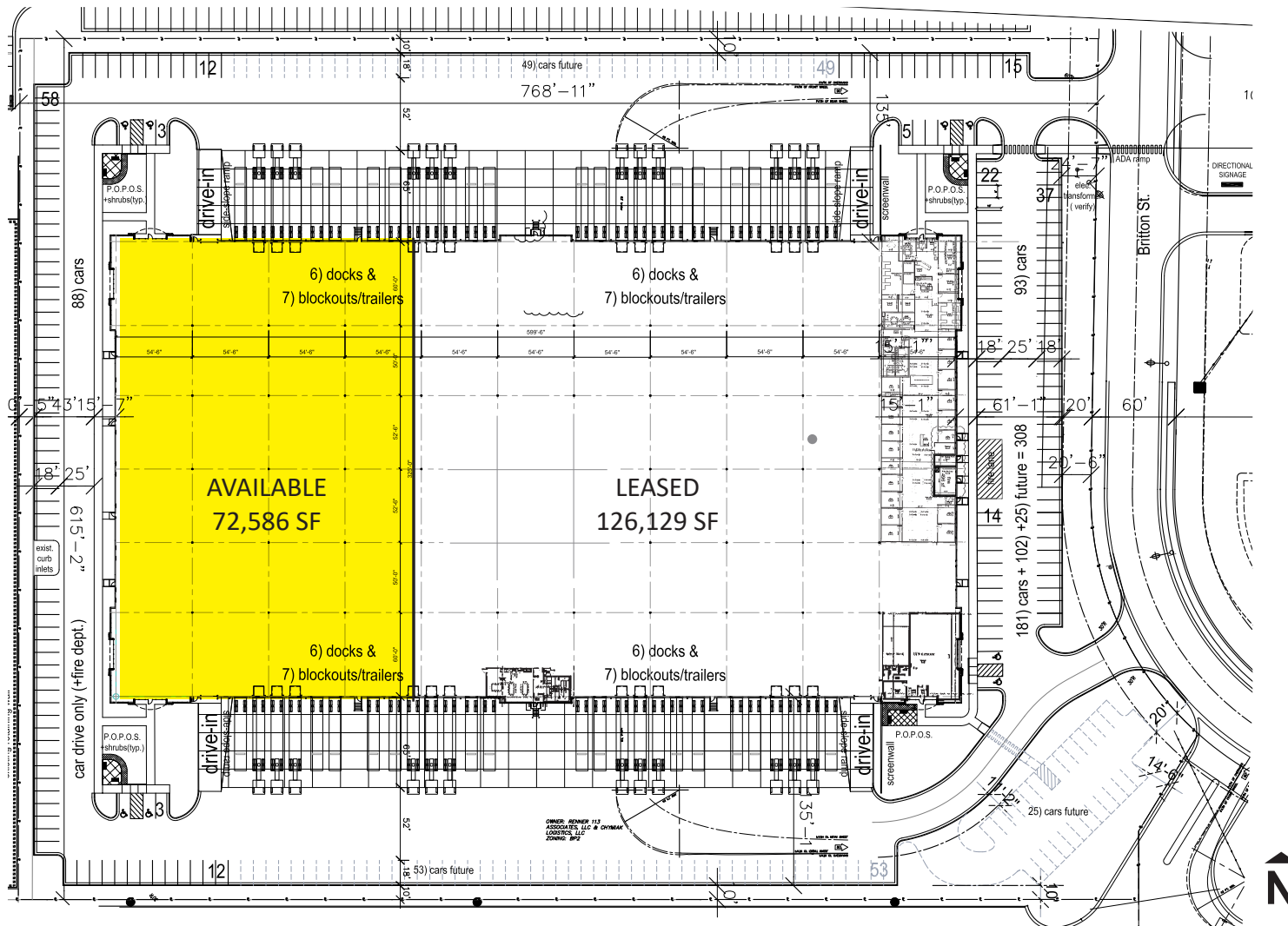
4622 Pennsylvania Avenue, Suite 700  
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**BLOCK**  
REAL ESTATE SERVICES, LLC

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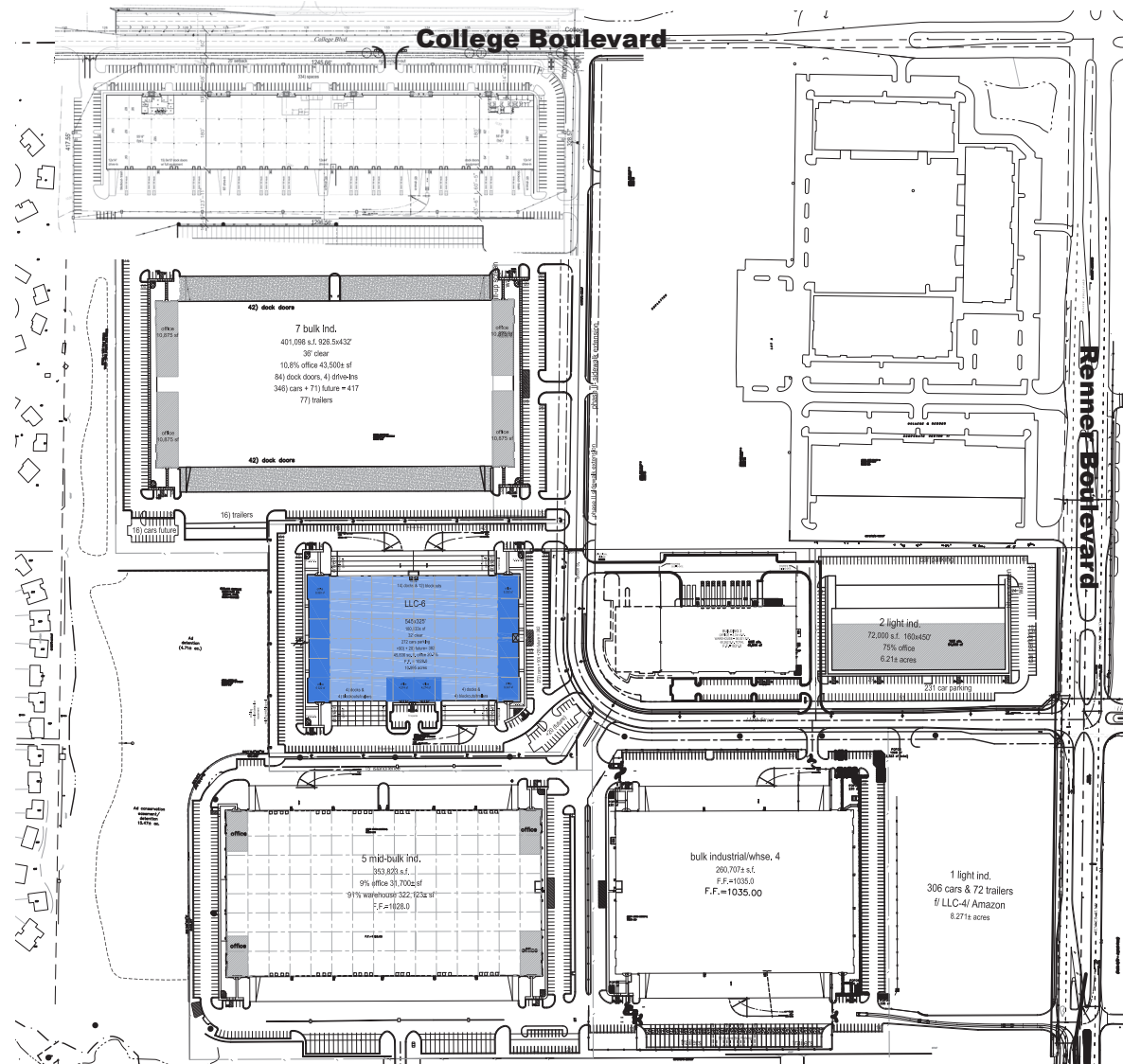
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## Lenexa Logistics Centre South

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.

198,715 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

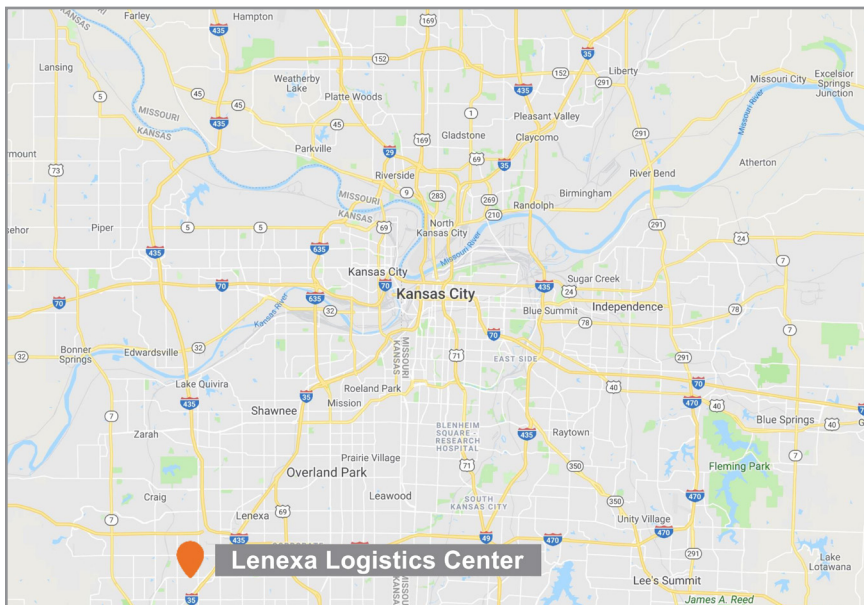




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