

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: (2026 Estimates)	CAM:	\$1.03	<i>*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.</i>
	INS:	\$0.41	
	RE TAXES*:	<u>\$1.16</u>	
	Total:	\$2.60	

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

For more information:

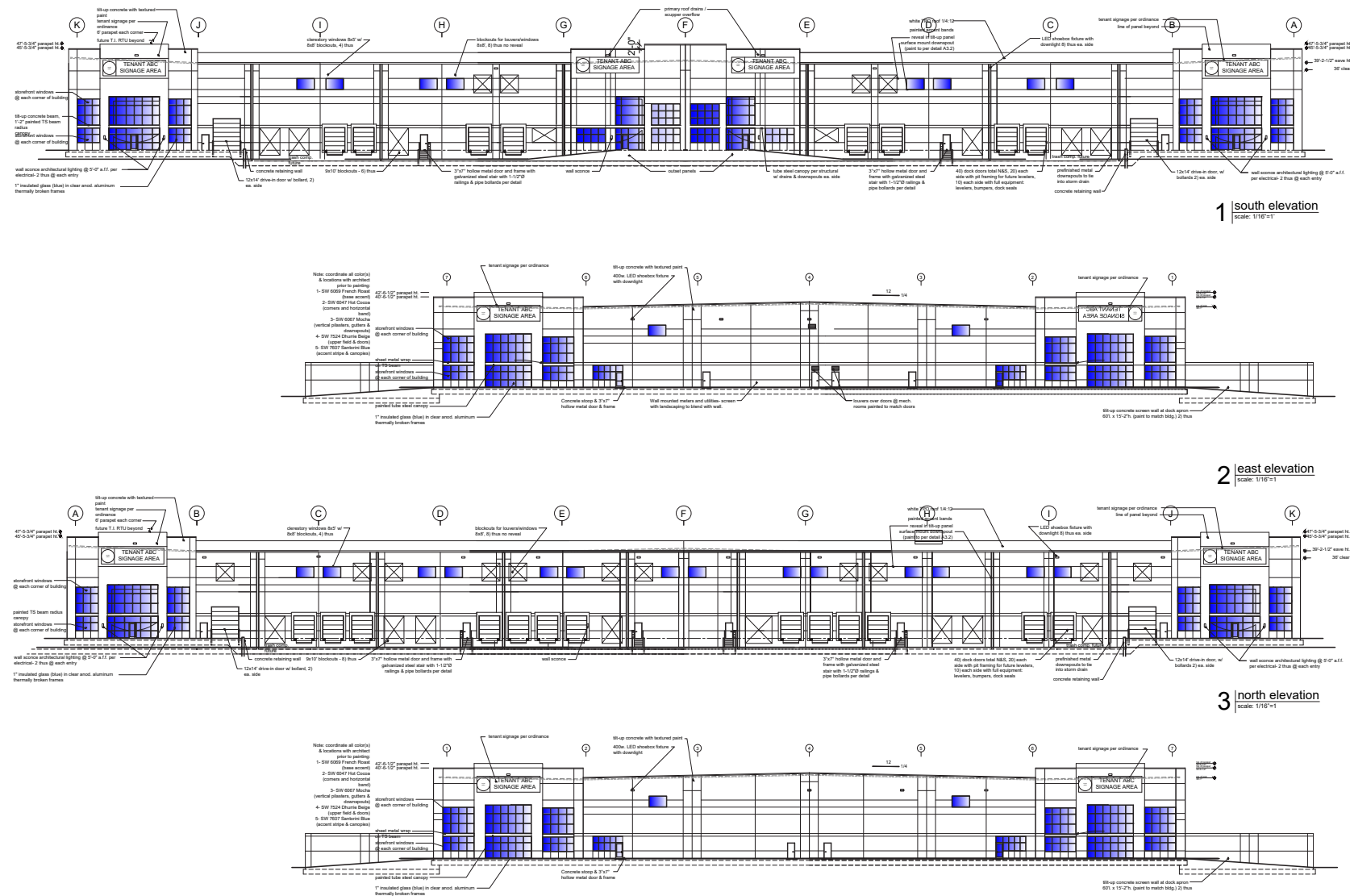
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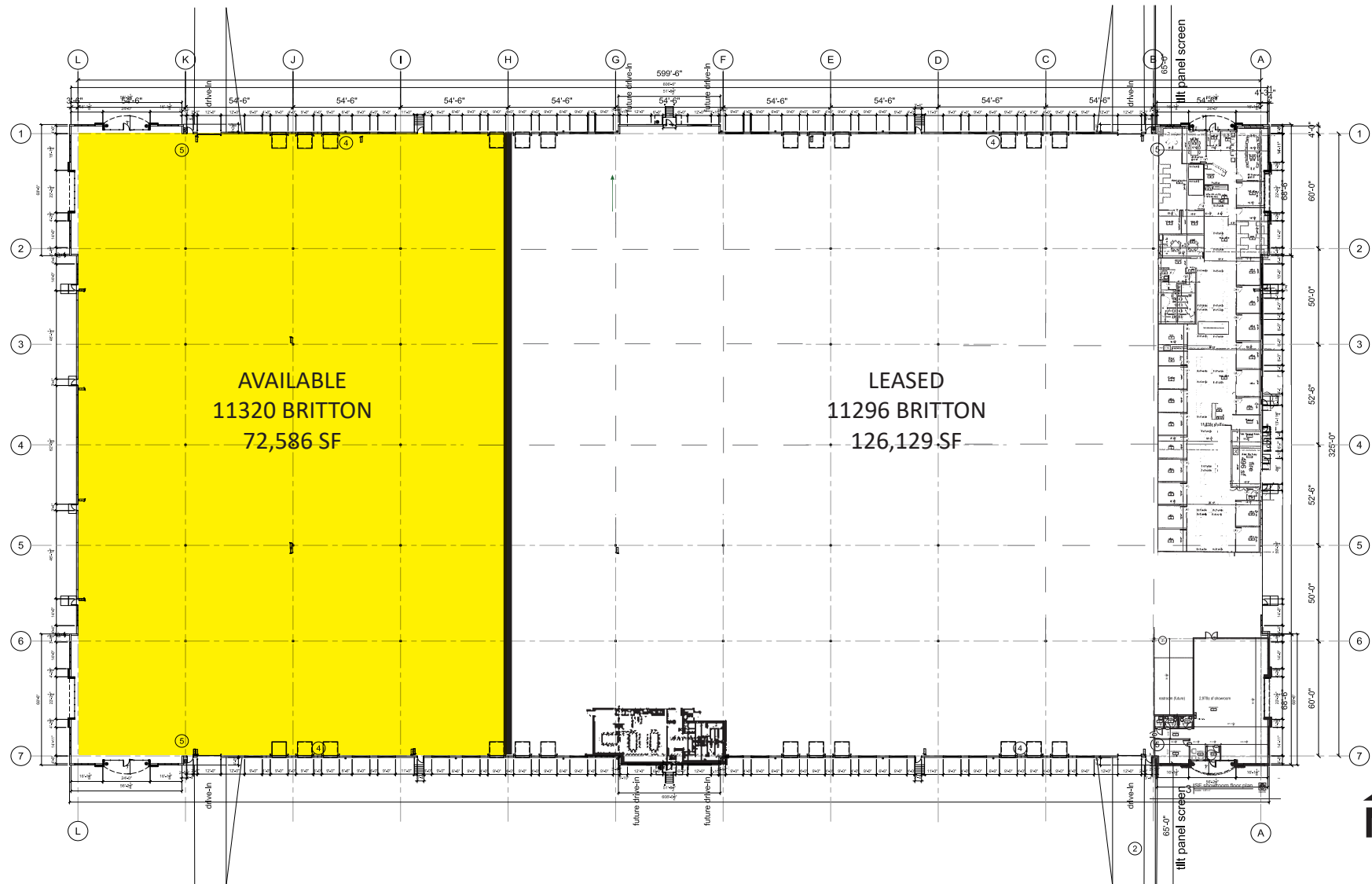
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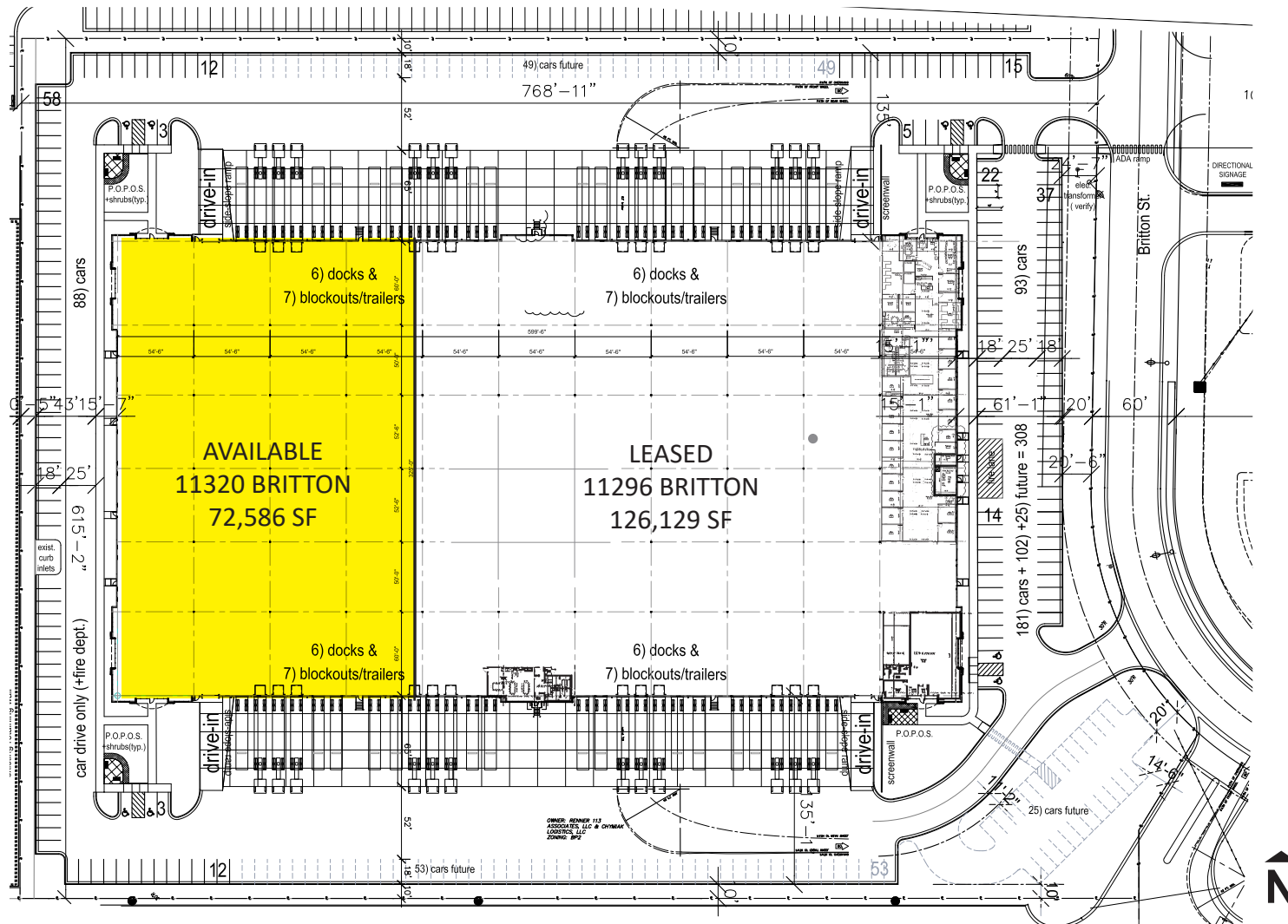


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REAL ESTATE SERVICES, LLC

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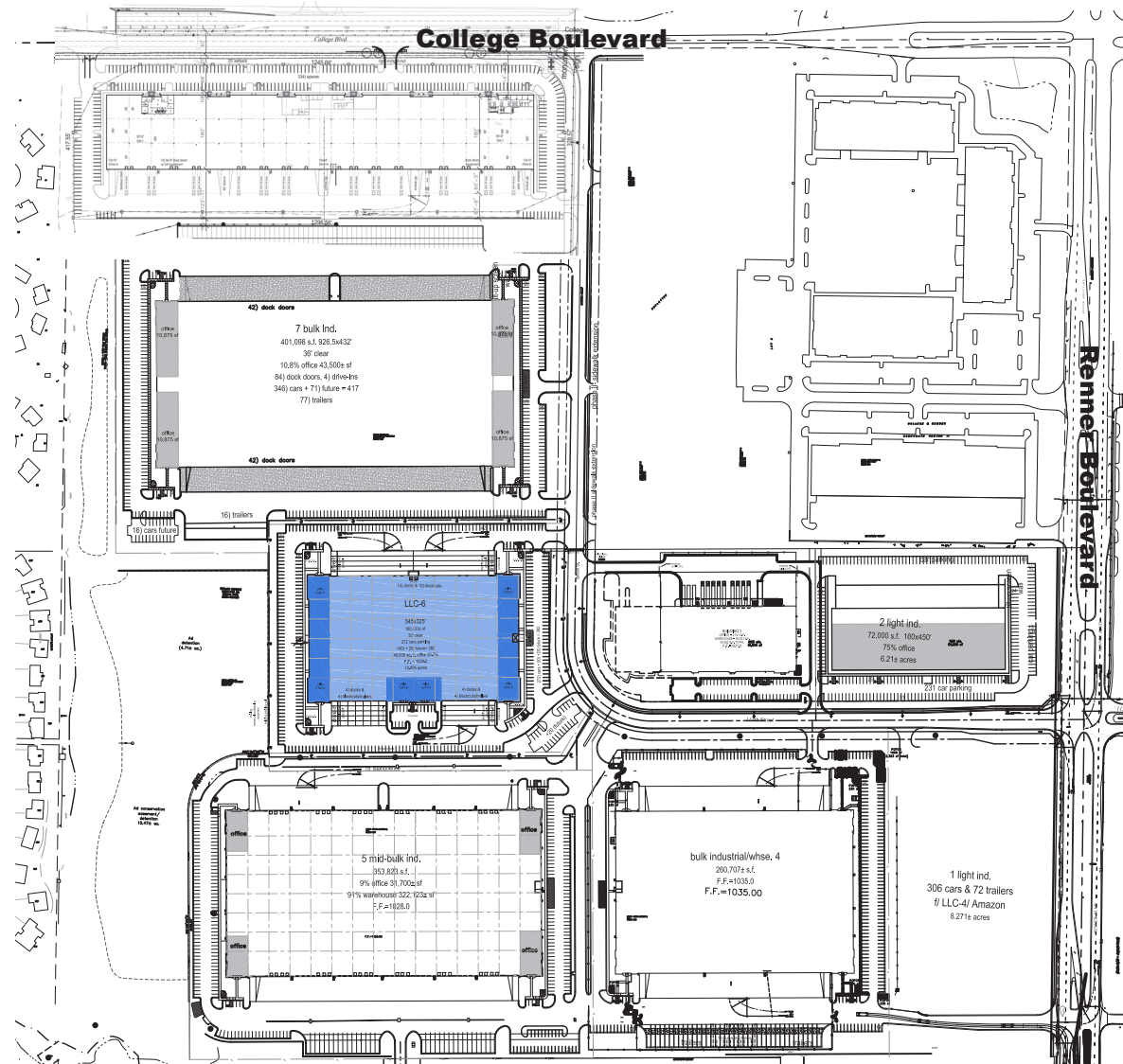
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Lenexa Logistics Centre South

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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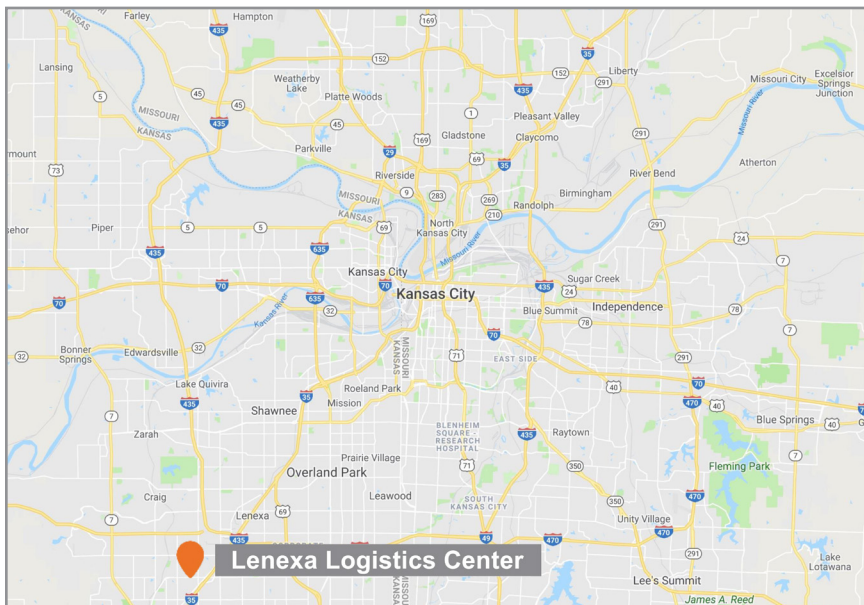
Highway Access / Nearby Interchanges



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