

167th Street Logistics Centre - Bldg 2

21800 West 167th Street, Olathe, Kansas

New Bulk - Warehouse Facility For Lease



Industrial Bulk-Warehouse Development Site

- 10-year 50% Real Estate Tax Abatement
- Can Support Up to 437,660± SF Bulk Industrial Building On A Build-To-Suit Basis or Purchase The Land Outright
- I-35 Access At Both Lone Elm/159th Street and 175th Street
- Growing Corridor Near BNSF Intermodal

For more information:

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Building Specifications

Location:	NWQ of 167th Street and Lone Elm Road in Olathe, Kansas
Land Size:	22.35± acres
Building:	Proposed 438,314± SF measuring 926.5' x 470' proposed distribution/warehouse flex/office and retail options
Clear Height:	36'
Parking:	333-car parking plus 99 at the center for a total of 432 cars
Trailer Parking:	28 trailer parks at block-outs, 41 dedicated trailer parking spots on the east side, for a total of 64
Loading:	36 Dock Doors (9' x 10' at 18 per side), 6 Drive-Ins (12' x 16' - 4 at North and 2 at the South end) North end space specialized for tenant to have four 22' wide x 17' tall drive-in doors. All docks with 45,000 lb. mechanical levelers, dock seals, bumpers, and dock lights with receptacles. 18 additional dock doors can be cut into the tilt-up panels at block-outs.
Bay Size:	Dock (speed bays) are 54' 6" x 65' and storage bays are 54' 6" x 50' and 54' 6" x 40' at the ridge bay
Roof/Insulation:	45-Mil TPO mechanically fastened roof system with initial insulation value of R-20. In addition, R-13 stickpin insulation with white vinyl face included from the roof deck down to 12' AFF all around the warehouse.
Electrical:	3,000-amp 277/480 V electrical service located near the center of the south elevation. Service provided by Evergy. One (1) 400-amp 277/480-volt sub-panel and one (1) 100-amp 120/208 – volt sub-panel included in the house service.
Lighting:	LED high bay light fixtures with motion sensors for an average of 25 FC throughout the warehouse based on an "open area" plan. Exterior lighting provided by 32 LED wall pack fixtures mounted on the building and 22 LED single head fixtures mounted on 25' poles and 12 LED wall sconce lights at entrances
Floors:	7" unreinforced, 4,000 PSI concrete on 4" of compacted granular fill material and 15-Mil vapor retarder throughout the entire floor slab area

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Heat: 4 direct fired gas make-up air units with design criteria 50 degrees F at 0 degrees F outside

Sprinkler: E.S.F.R. fire protection system with an electric fire pump in accordance with NFPA13, based on a flow test of 87 PSI static, 65 PSI residual, flowing at 1300 GPM. Designed for the protection of Class I – IV commodities, stored to a maximum storage height of 36' and a maximum deck height of 45'. 24 hose valves throughout the building. 10" fire line into the building with 8" loop around the building to serve the sprinkler lead – ends. Fire service includes 12 fire hydrants and backflow device. Fire pump located near the center of the south elevation.

Utilities:
Water: Water Dist. #1 of Jo. Co. "One-2" domestic water service
Electrical: KCP&L
Sewer: Proposed extension to site by the City of Olathe
Natural Gas: Atmos Energy

Net Charges: (2025)	Real Estate Taxes*:	\$0.29
	Insurance:	\$0.23
	CAM:	\$0.21
	Total:	\$0.73

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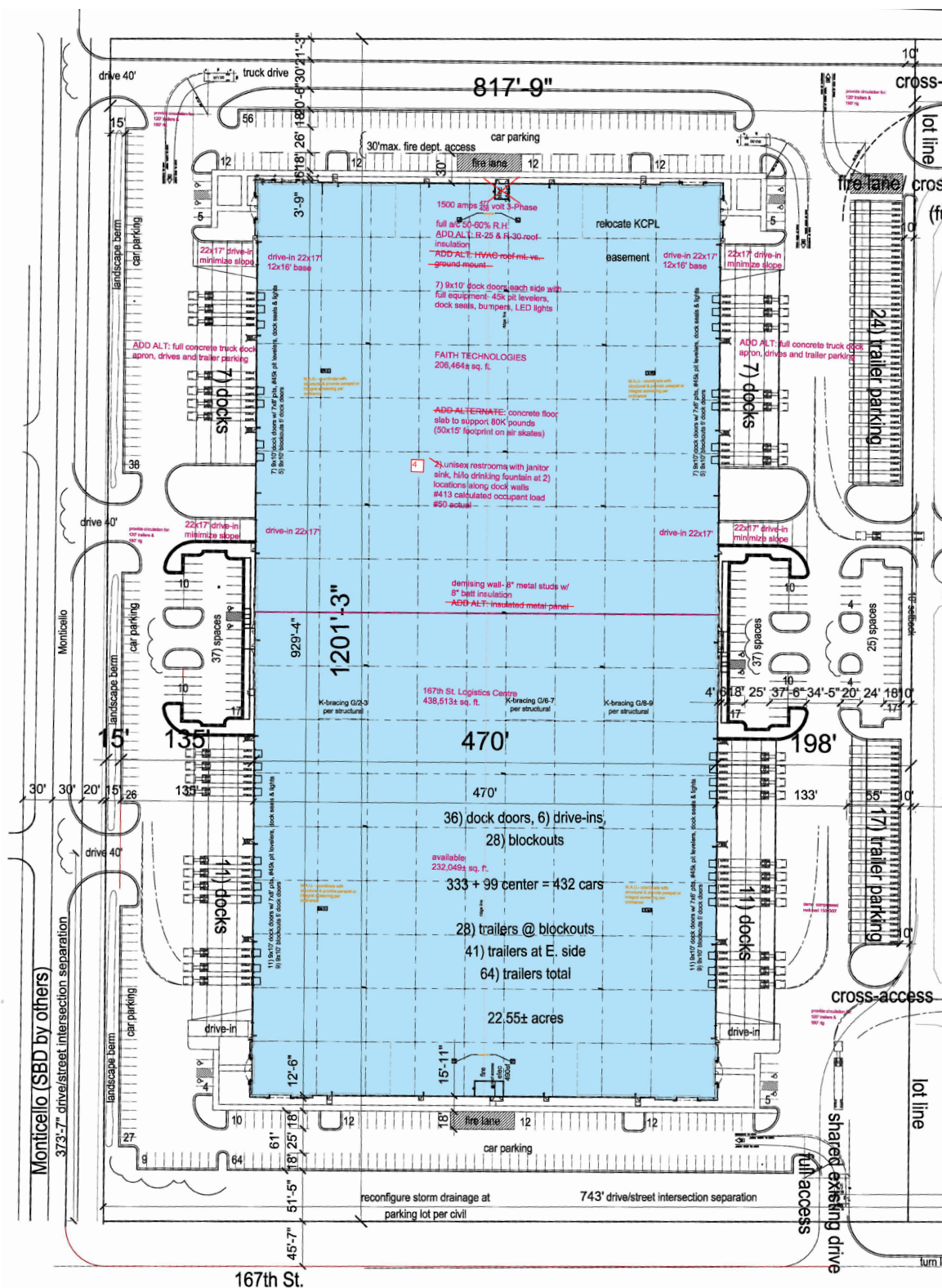
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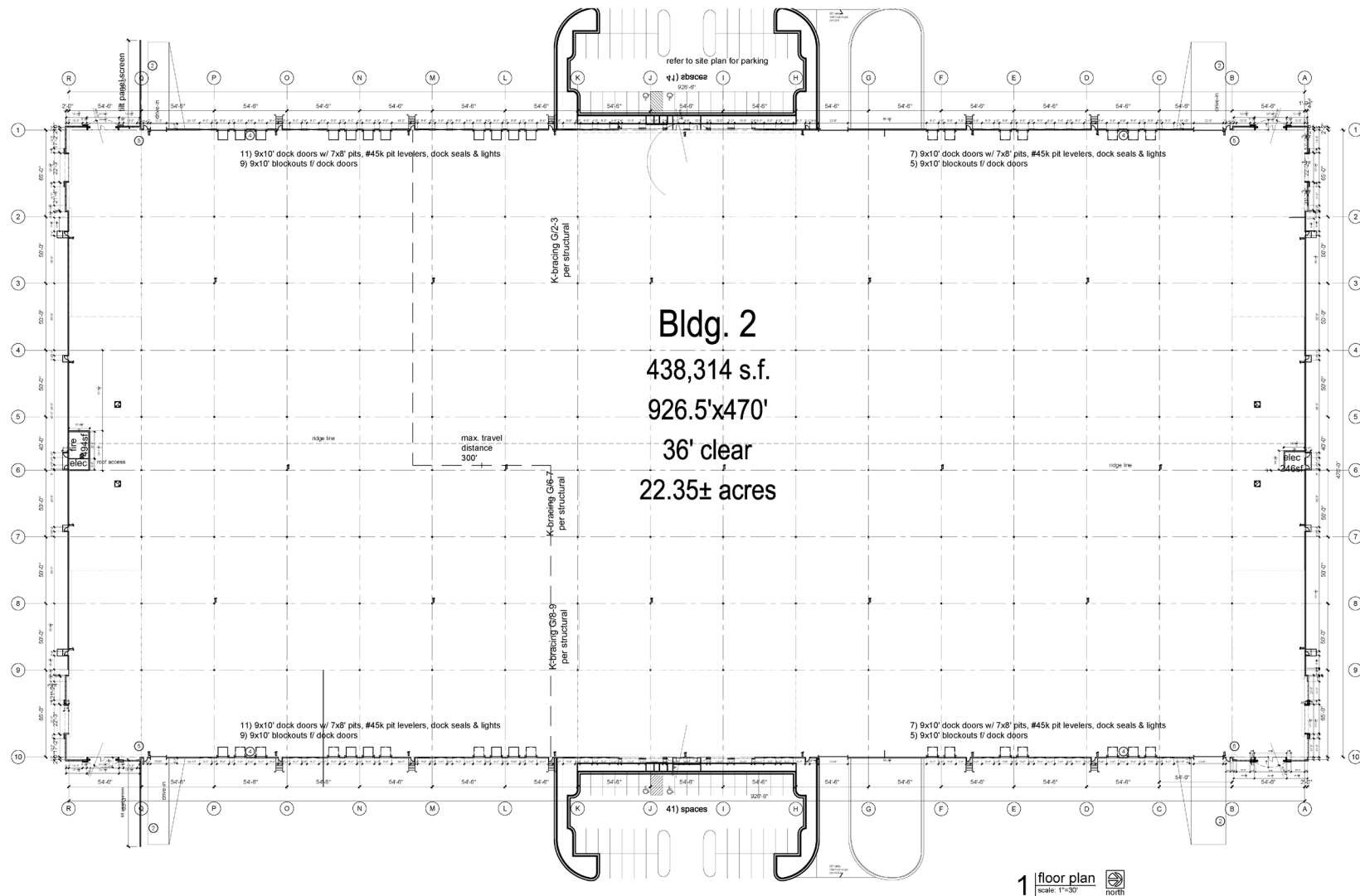
BLOCK
REAL ESTATE SERVICES, LLC

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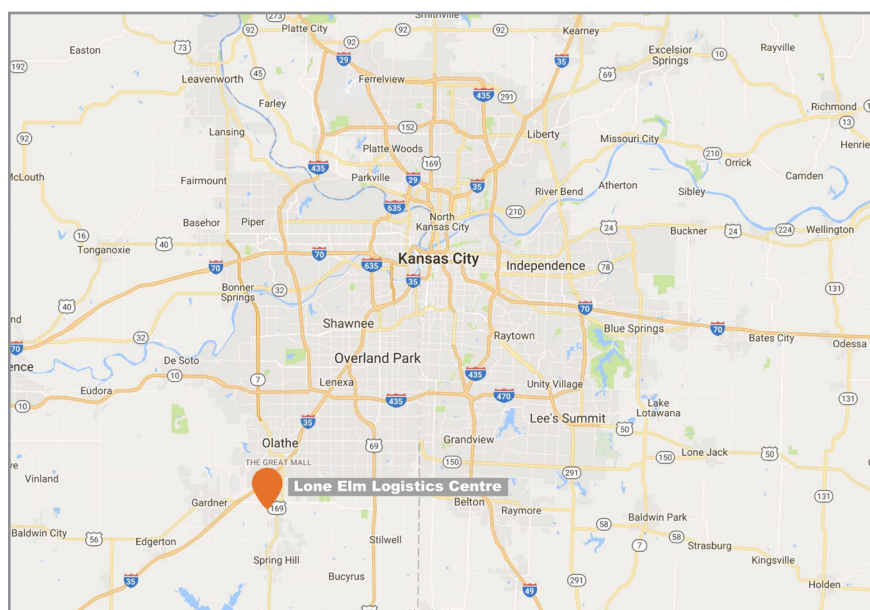


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