

Lenexa Logistics Centre - E3

16301-16501 West 116th Street, Lenexa, Kansas

For Lease



Excellent Location

- 249,150 SF bulk cross-dock facility
- Modern tilt-wall construction; energy efficient low E reflective glass
- 32' clear height
- Cross-dock loading; 26 - 9'x10' dock-high doors with pit levelers, 31 additional block-outs and 4 - 12'x14' drive-in doors
- Ample customer and employee parking
- Immediate access to I-35, I-435 and Highway K-10
- Energy efficient LED lighting
- ESFR sprinkler system
- Real estate tax abatement PILOT schedule for 10 years!
- [Current Camera Views of Building](#)

For more information:

Kenneth G. Block, SIOR,CCIM
816.932.5551
kblock@blockllc.com

Michael R. Block, CPM
816.932.5549
mblock@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

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Building Specifications

| | |
|---------------------------|--|
| Address: | 16301-16501 West 116th Street, Lenexa, Kansas 66219 |
| Size: | 249,150 SF (872' x 280') sitting on 15.8 ± acres of land |
| Bay Size: | 65' x 54'6" at speed bays and in storage areas 50' x 54'6" |
| Clear Height: | 32' |
| Floor Thickness: | Floors are 7" un-reinforced, 4,000 PSI concrete on 4" of compacted granular fill |
| Warehouse Heating: | 3 Make-up Air Units (MAU) that are evenly spaced at the ridge of the roof with a design criteria to provide 50 degrees inside temperature at 0 degrees outside temperature |
| Fire Sprinkler: | ESFR fire protection per NFPA-13. Design is based on a flow test of 76 PSI static, 72 PSI residual flowing at 1,300 GPM. It is designed for ESFR protection of Class I-IV commodities stored to a maximum storage height of 35' and a maximum deck height of 40'. |
| Roof Membrane: | 45 mil TPO mechanically fastened roof system with R-20 insulation |
| Warehouse Lighting: | LED hi-bays to 25 ft candles A.F.F. on average |
| Warehouse Insulation: | Walls are R-11 stick-pin from 12' A.F.F. to the underside of the roof deck, and roof is R-20. |
| Internet and Voice Access | 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, T-Mobile, 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. |
| Exterior Lighting: | Exterior lighting is provided on both the building and on poles in the loading and parking areas. |
| Electric Service: | The total service to the building will be 3,000 amps of 277/480 volt 3-phase with a house panel of 400 amps of 277/480 volt |

Building Specifications

- Loading:**
- 26 - 9'x10' dock-high doors with pits at all locations and 45,000-lb. Mechanical levelers with dock seals, bumpers and dock lights with receptacles
 - 31 additional block-outs for future dock doors
 - Dock-hi and drive-in doors will be insulated and each will have a vision panel
 - 12' wide x 14' tall drive-in doors at the 4 corners of the building

Dock Equipment: 45,000# mechanical pit levelers, dock seals, LED swing-arm dock lights, 2" insulated steal hi-lift dock doors with door perimeter weather stripping

Truck Court: 135' on both the north and south side

Parking: 363 cars

Zoning: BP-2 Planned Manufacturing

Utilities:
 Natural Gas: Atmos Energy
 Water: WaterOne
 Electricity: KCP&L
 Sewer: Johnson County Wastewater

Net Charges:
 (2026 Estimates)

| | |
|---------------|---------------|
| CAM: | \$0.92 |
| INS: | \$0.24 |
| RE TAXES*: | \$0.79 |
| Total: | \$1.94 |

***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.

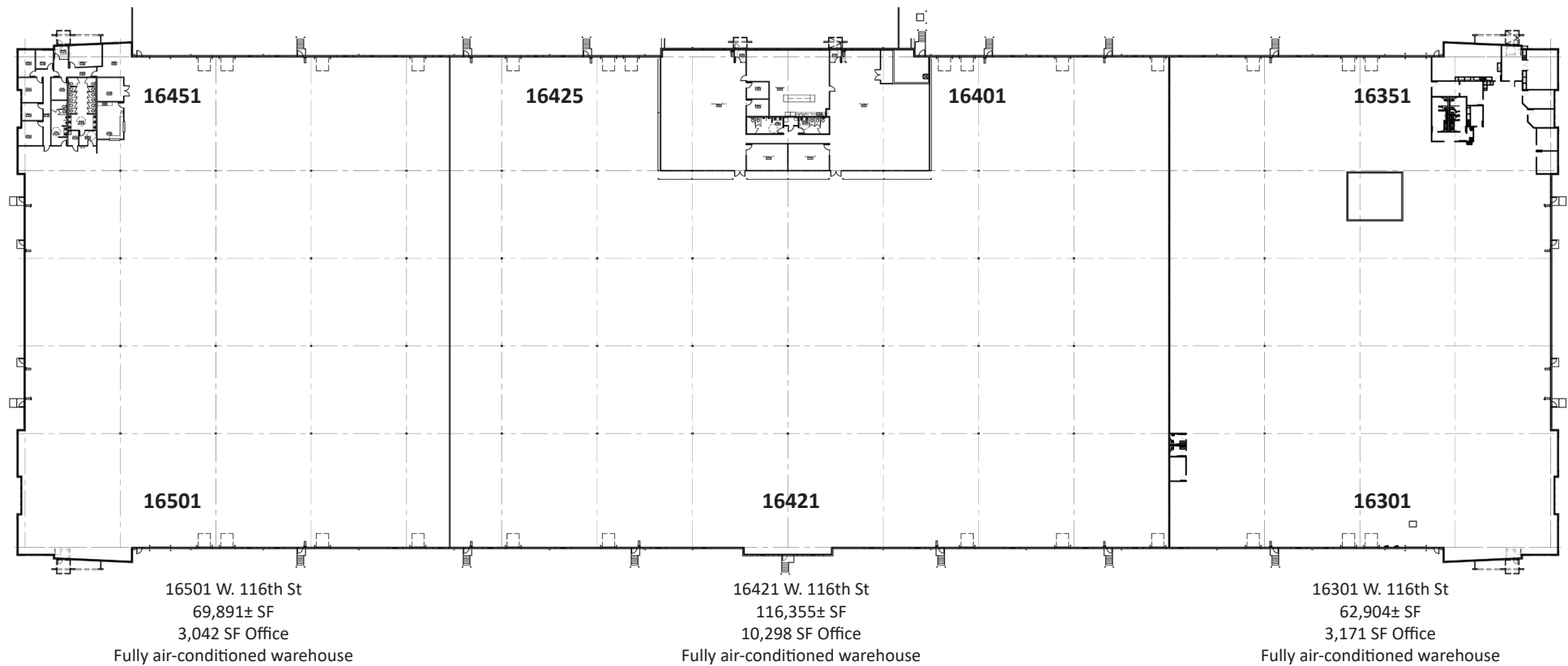
Note: Interchange improvements at I-35 and 119th Street will be made to help ease congestion. The overpass will become a diverging diamond, allowing for traffic flow and safety enhancements. Travel lanes will also be added on 119th Street and turn lanes will be added to I-35 exit ramps.

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Building 3 Floor Plan

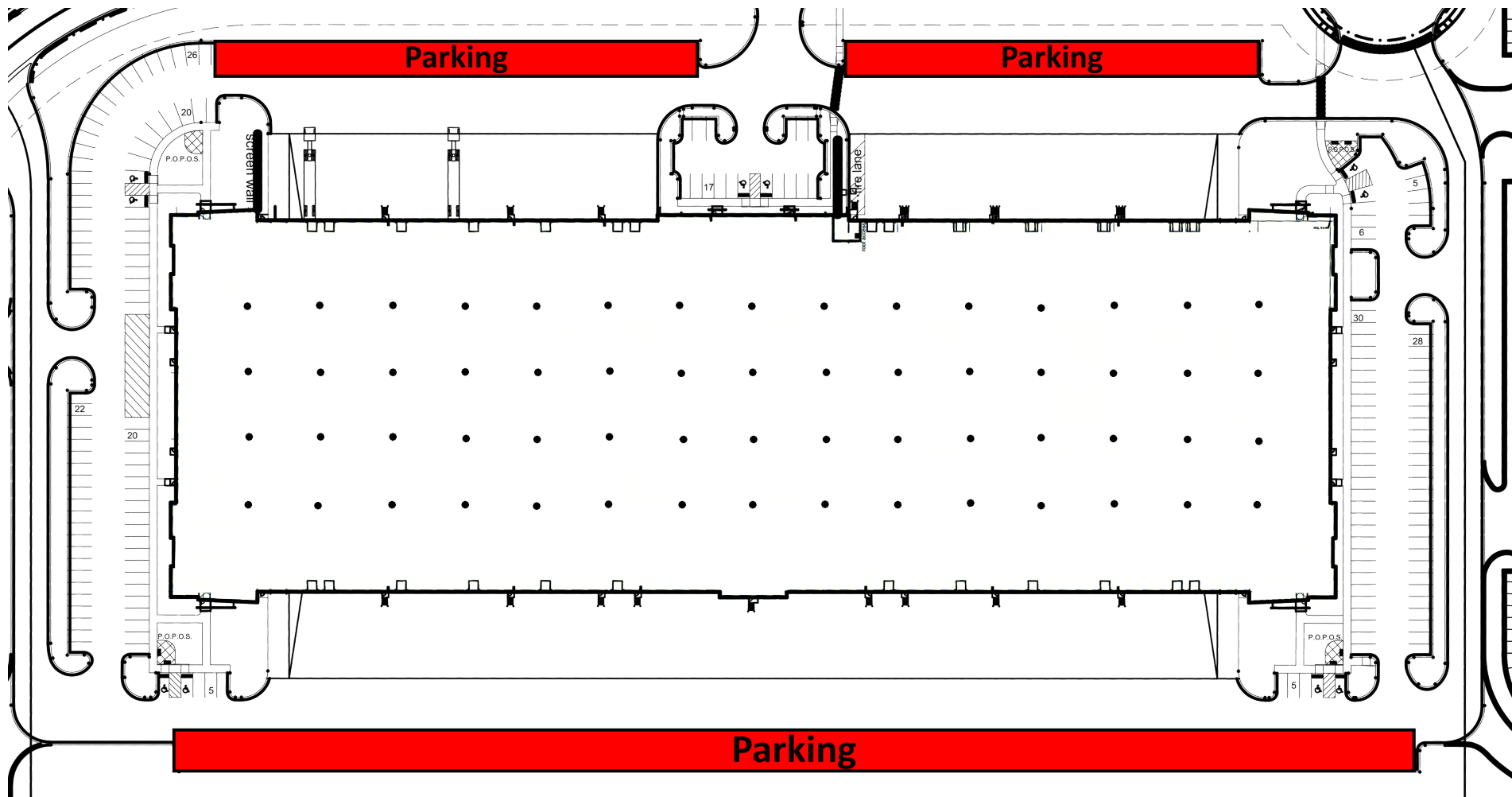


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Site Plan



4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

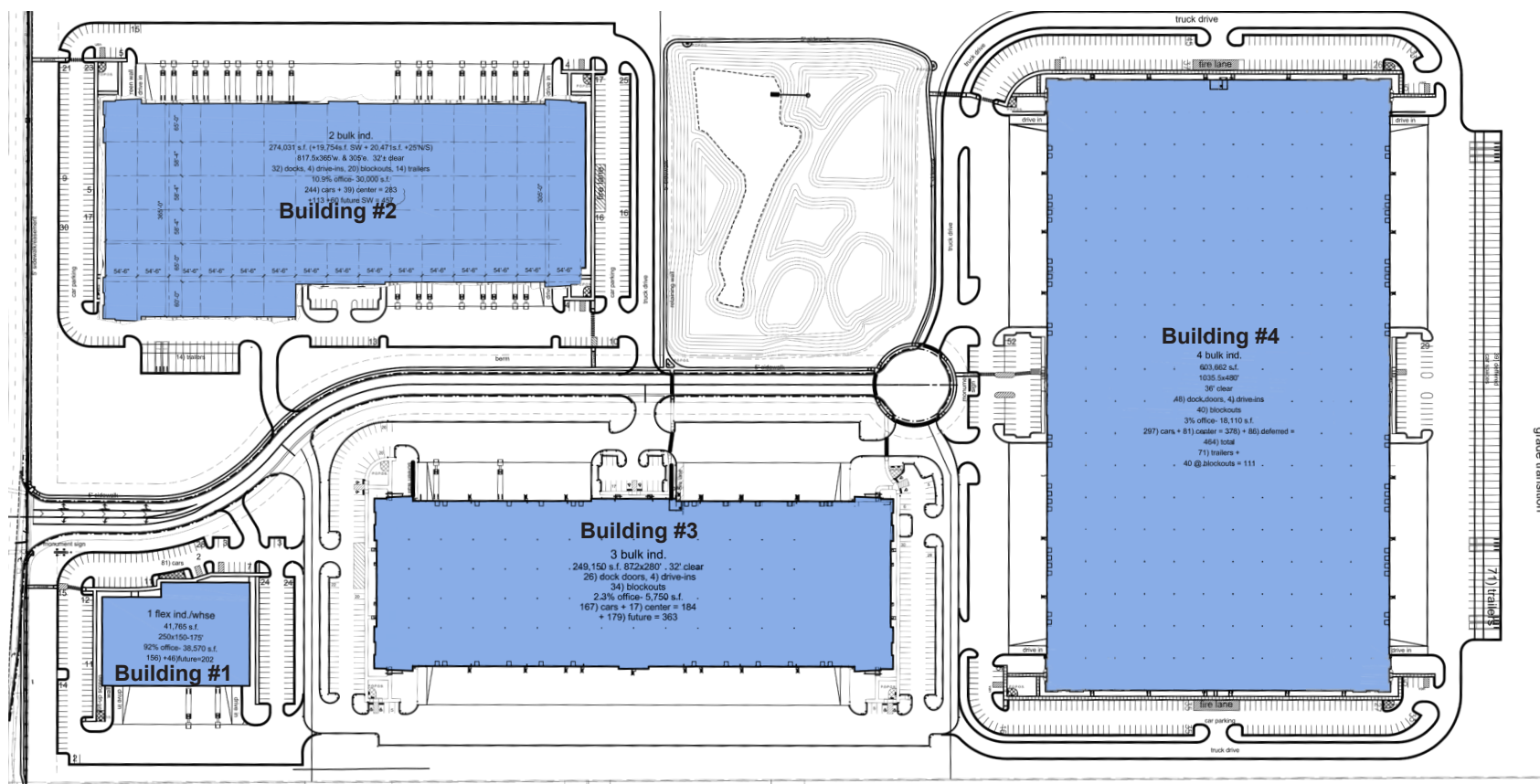
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Proposed Preliminary Plans



| | |
|------------------------------|---|
| 1. Flex Industrial/Warehouse | 41,765 SF, 250'x150-175', Single Tenant - Construction BTS/TBS-Land for Sale |
| 2. Bulk Industrial | 274,031 SF, 817.5'x365', 32' clear, 28 dock doors, 4 drive-ins, 28 block-outs, Multi-tenant under construction. |
| 3. Bulk Industrial | 249,150 SF, 872'x280', 32' clear, 26 dock doors, 4 drive-ins, 34 block-outs, Multi-tenant |
| 4. Bulk Industrial | 606,580 SF, 1035.5'x480', 36' clear, 48 dock doors, 4 drive-ins, 40 block-outs, Multi-tenant |

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LLC East - Site Plan



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Highway Access / Nearby Interchanges



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Lenexa Logistics Centre Development



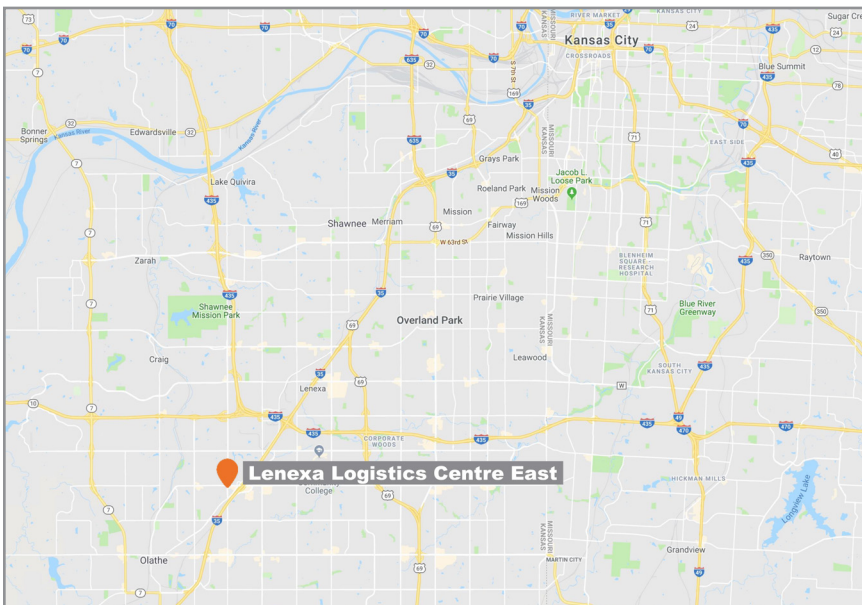
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