

Kansas Commerce Center #16

9801-9829 Commerce Pkwy, Lenexa, Kansas

For Lease



Excellent Location Near I-435 & Lackman Road

- 125,029 SF multi-tenant building
- Multiple docks, including one 14' x 14' oversized, 1 Drive-in Ramp, can add more
- 22'-24' clear height
- 40+ east/west by 32'± north/south column spacing

For more information:

Christian Wead
816.412.8472
cwead@blockllc.com

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

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

Building Specifications

Building Size: 125,029 SF

Land Area: 8.02 Acres (349,363 SF)

Zoning: BP-2 Planned Manufacturing

Year Built: 1987

#9801-From North End. all openings 8' x 10' unless noted otherwise:

Drive-in door 10' W x 14' T – manual operation

Undercover area measures 37' wide x 30.5' deep with Drive-in ramp measuring 12' W x 47' L

Docks #1–#7: Powered dock leveler 6' x 8' with mechanical trailer restraint

Dock #8: 11' x 14' drive-in door with operator and interior dock well 35' D x 13' W x 4' T to floor of Premises

Docks #9 - #10: No dock equipment

(No dock seals on above)

Loading: #9829-From North end, all openings 8' x 10' unless noted otherwise:

#1 – Bumpers only

#2 - #3, #5 - #6, #9 – Dock light/fan/new dock seal/bumpers

#4 – Powered 6' x 8' dock leveler, 35k# capacity, new door seal

#7 – Compactor door

#8 – New dock seal, dock light/fan in place

#10 – 14' x 14' door with drive-in ramp

#11 – Dumpster door – 10' x 10'

#12 – Dumpster door

#13 - #14 – Powered dock levelers 6' x 8', 35k# capacity

Parking: 127 marked parking spaces with room for additional striping

Office Space: See floor plans indicating 7,380 SF of ground-level office space with a second level of 6,823 SF of elevator served offices in Suite #9829 and 12,167 SF showroom and office plus 867 SF remote office with restrooms in Suite #9801

Clear Height: 22- 24'

Column Spacing: 40' east/west by 32' north/south

Floors: 5" reinforced concrete on a crushed rock fill with 6x6 wire mesh

Building Specifications

Electrical:

- #9819 – 100A 277/480V 3 phase service
- #9801 – 1,600A 480V/277V 3 phase service via pad-mounted transformer on the east side of the building

Wet system with emergency lighting, dry chemical fire extinguishers, visual/audible fire alarms, hard-wired with battery backup, smoke detectors, pull stations, and illuminated emergency exit signage. On-site fire hydrants as well. The west warehouse system is designed with a .30/2,500 SF design/density and the two east systems are designed for a .45/2,000 SF design/density. – Jayhawk Fire Sprinkler Co is the vendor and can provide more detail.

Fire Sprinkler:

Office areas in the 9829 section have 5.6K pendent heads, the placards on the system show it was designed for 8.0K heads which are $\frac{3}{4}$ " outlet. There are approximately 840 warehouse heads in the 9829 section of the building. The heads can be updated to 11.2K – factor, not including any piping if the calculation would not work or system needs a re-design. Jayhawk Fire Sprinkler Co would have to perform a full site survey, system layout, and design, to see if we could get to the necessary calculations needed for idle wood pallets stored up to 17 – 18 foot.

Lighting:

T-5HO supplemented by high-bay mercury vapor lighting and smoke vents that are effectively acting as skylights, providing up to 55 FC in the #9801 space and in the #9801 space lighting is LED supplemented by clerestory windows and the smoke vents (skylights). Wet system with emergency lighting, dry chemical fire extinguishers, visual/audible fire alarms, hard-wired with battery backup, smoke detectors, pull stations, and illuminated emergency exit signage. On-site fire hydrants as well.

HVAC:

Heating and cooled is provided via 3-four ton roof mounted package units with gas heating and electric cooling for unit #9829 and 5-seven and a half ton roof mounted package units with gas heating and electric cooling and one pad mounted condensing unit for unit #9801. There are 9 overhead natural gas-fired heaters in the warehouse portions of the building. The four-ton units are Carrier, installed in 2005 and the 5-ton units are Lennox installed in 2006. The condensing unit is Comfort Star.

Elevator:

There is one 750-lb accessibility lift for unit #9829 for access to the 2nd floor office in addition to stairs.

Roof:

TPO roof system, installed, 2017

Kansas Commerce Center #16

9801-9829 Commerce Pkwy, Lenexa, Kansas

For Lease

Building Specifications

Landscape:	An in-ground sprinkler system is in the landscaping.
Fencing:	Chain-link fencing is located around the back parking lot of the property with gates at the north and south entrances.
Utilities:	Evergy for electricity, Kansas Gas Service, WaterOne and Johnson County WasteWATER.
Notes:	Located just south of 95th St. and Lackman Road with immediate access to I-435/K-10/I-35. Ventilation system in warehouse. Second access point from 99th St. to rear/loading area.
Nets Charges: (2026 Estimates)	CAM: \$1.17 PSF Taxes: \$1.91 PSF <u>Ins:</u> \$0.25 PSF Total \$3.33 PSF

For more information:

Christian Wead
816.412.8472
cwead@blockllc.com

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

Kansas Commerce Center #16

9801-9829 Commerce Pkwy, Lenexa, Kansas

For Lease

Photos

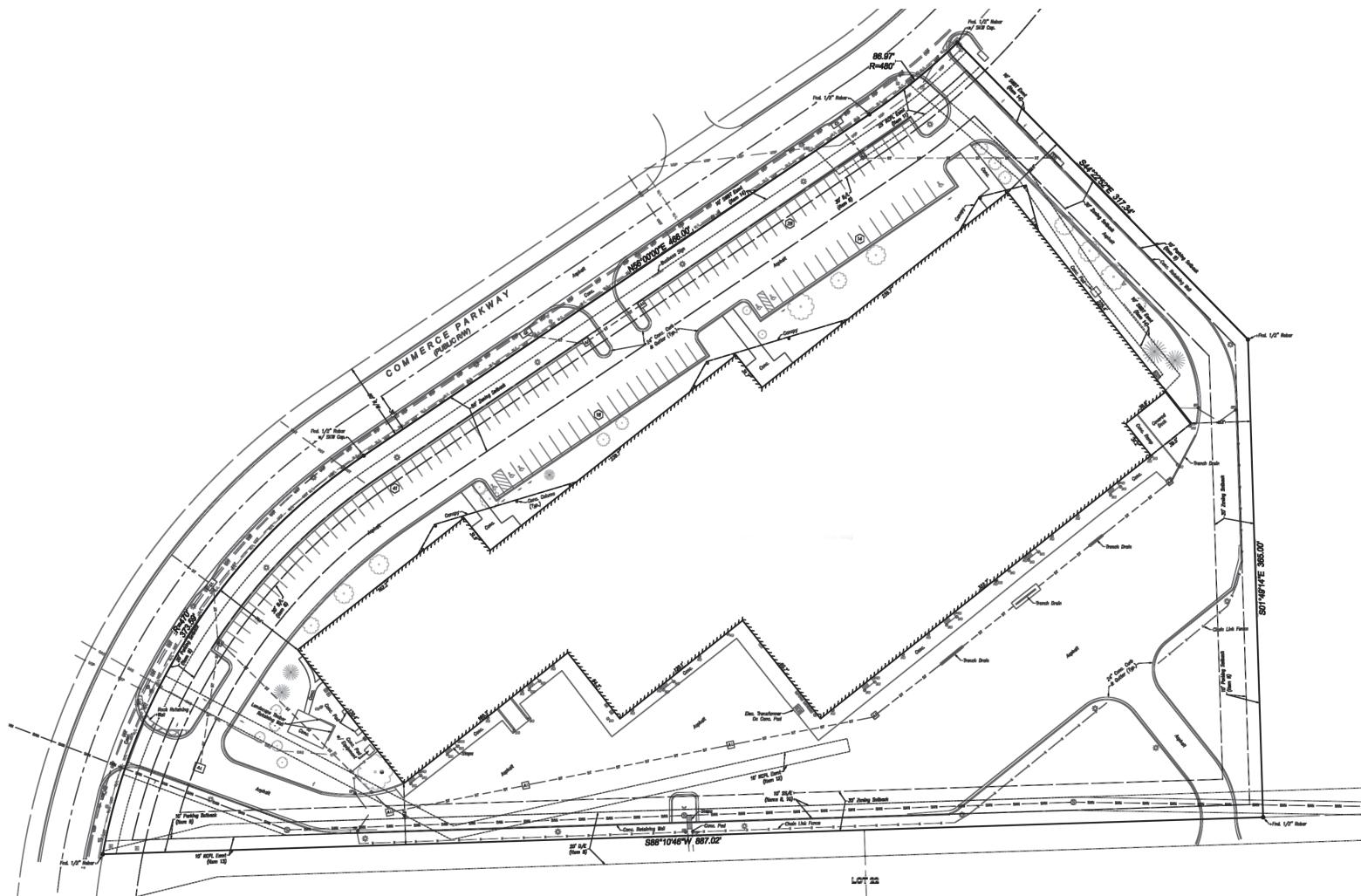


Kansas Commerce Center #16

9801-9829 Commerce Pkwy, Lenexa, Kansas

For Lease

Site Plan

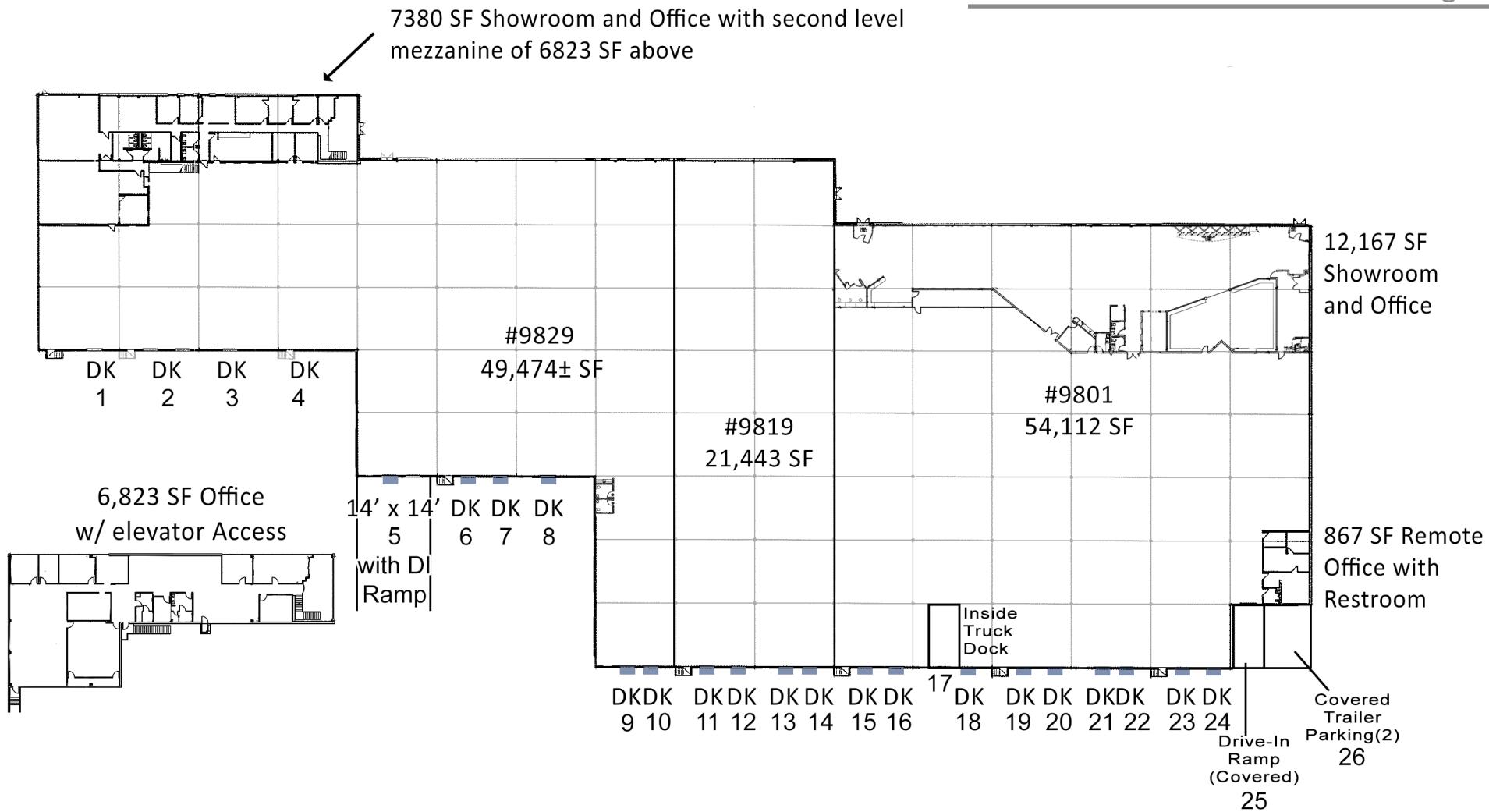


Kansas Commerce Center #16

9801-9829 Commerce Pkwy, Lenexa, Kansas

For Lease

Floor Plan – Overall Building

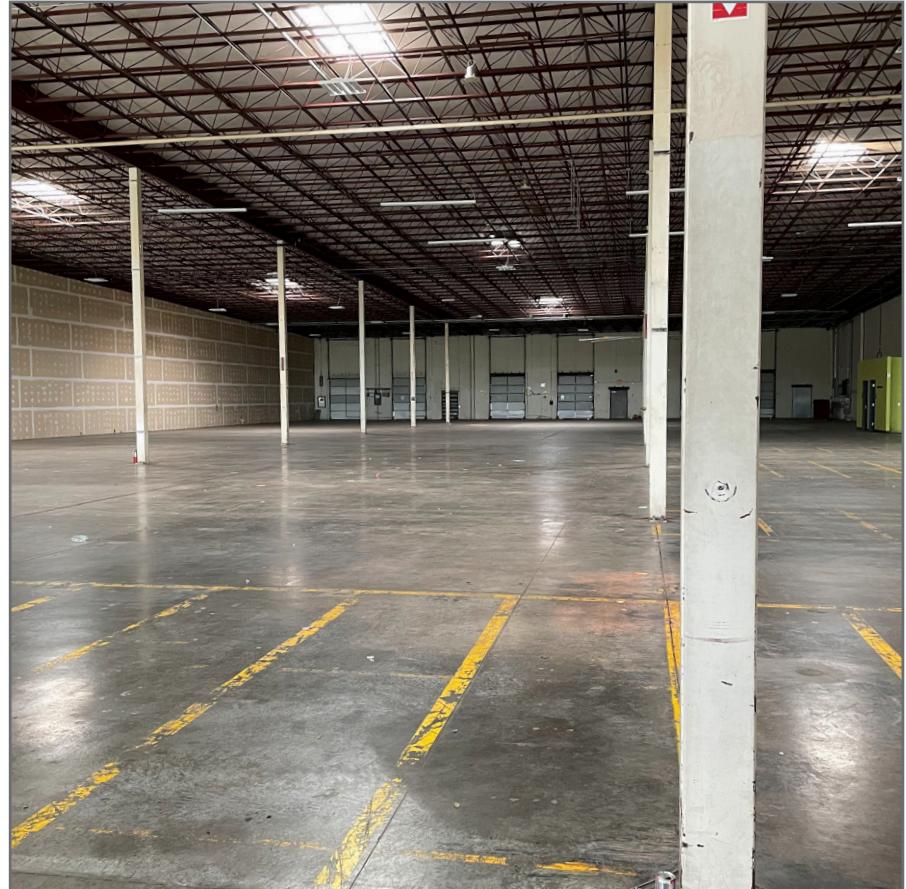


Kansas Commerce Center #16

9801-9829 Commerce Pkwy, Lenexa, Kansas

For Lease

#9801 South of Existing D-Wall

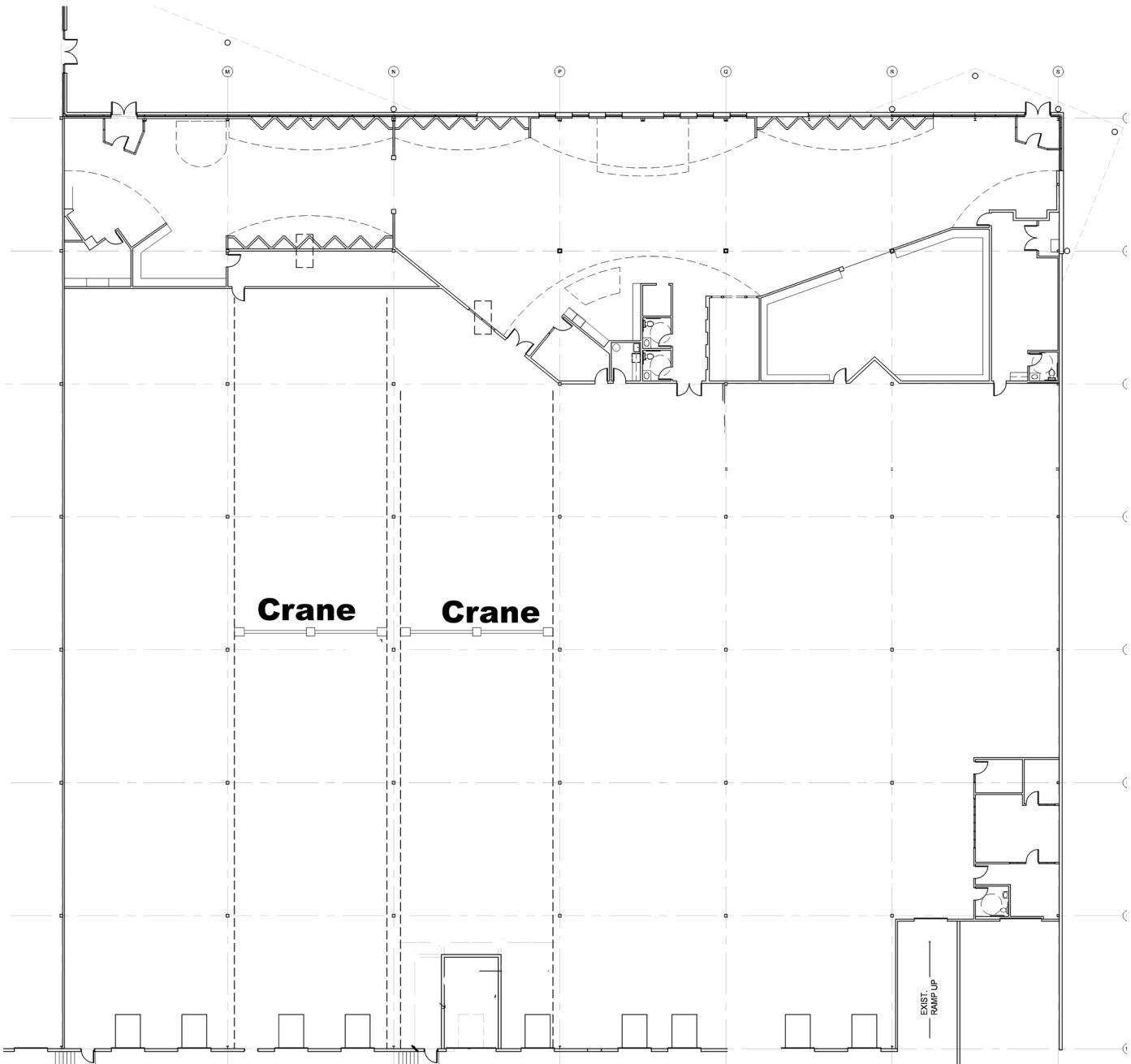


Kansas Commerce Center #16

9801-9829 Commerce Pkwy, Lenexa, Kansas

For Lease

#9801 Floor Plan



6 FLOOR PLAN
SCALE: 1/16" = 1'-0"



Kansas Commerce Center #16

9801-9829 Commerce Pkwy, Lenexa, Kansas

For Lease

#9829 – 1st Floor Office – Floor Plan - 7,380± SF



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

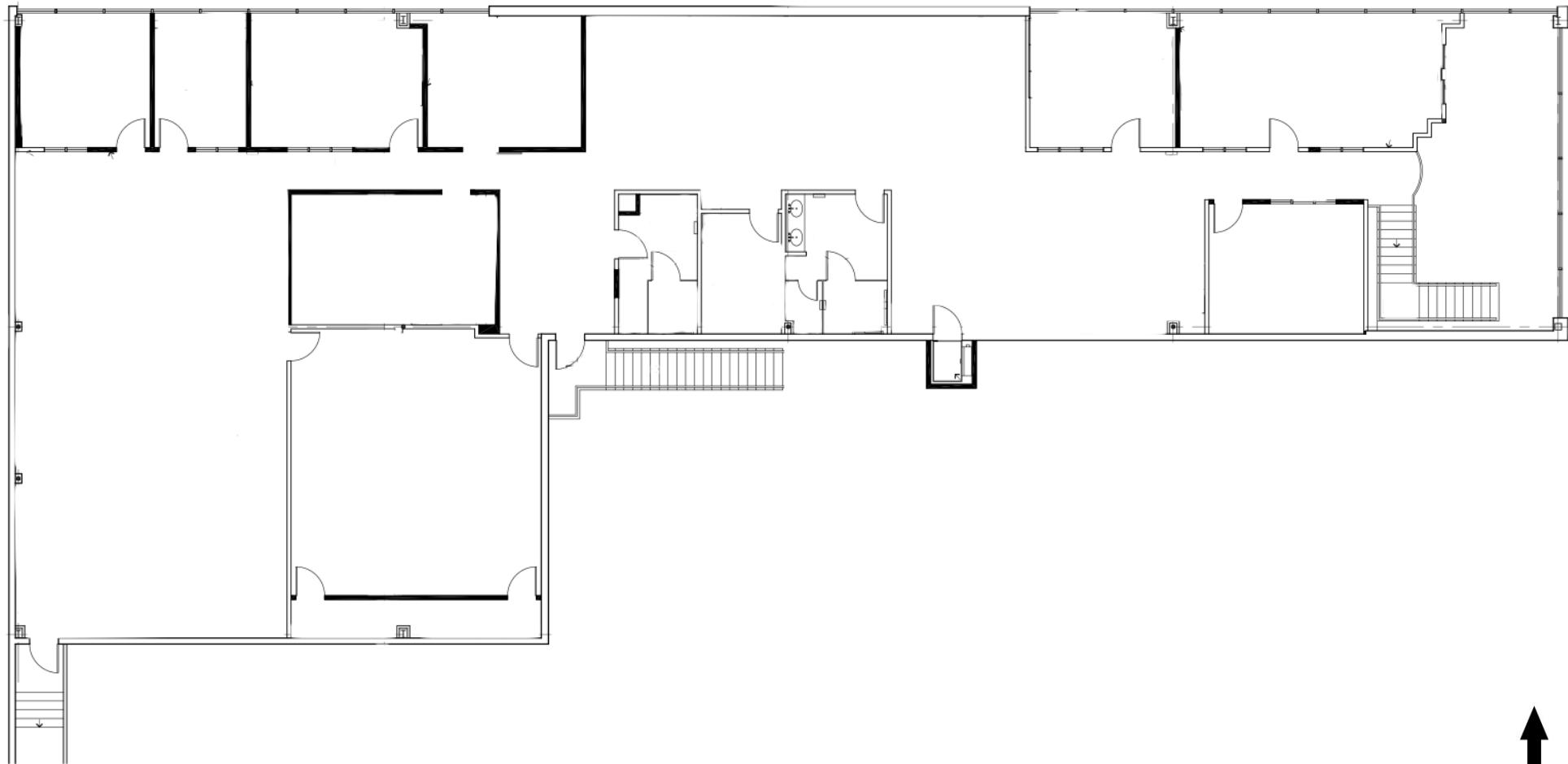
BLOCK
REAL ESTATE SERVICES, LLC

Kansas Commerce Center #16

9801-9829 Commerce Pkwy, Lenexa, Kansas

For Lease

#9829 – 2nd Floor Office – Floor Plan - 6,823± SF



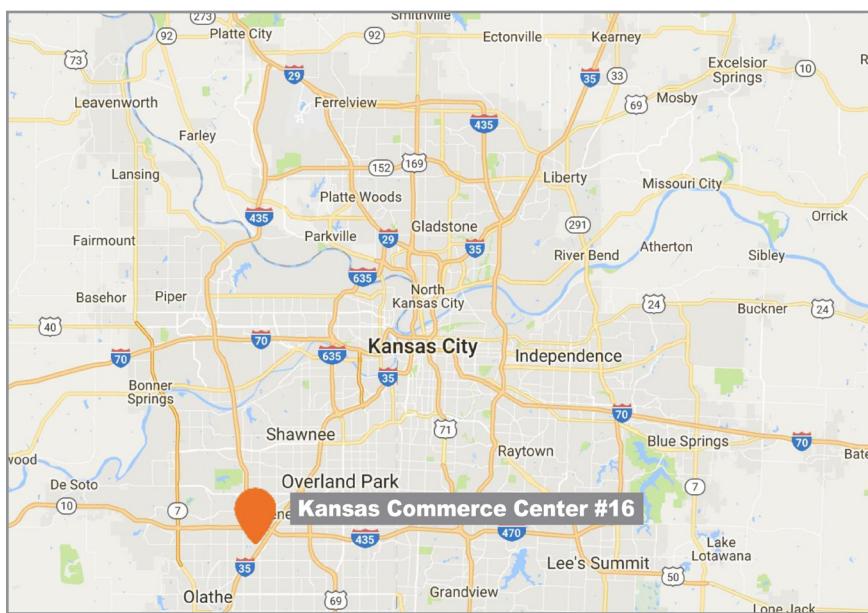
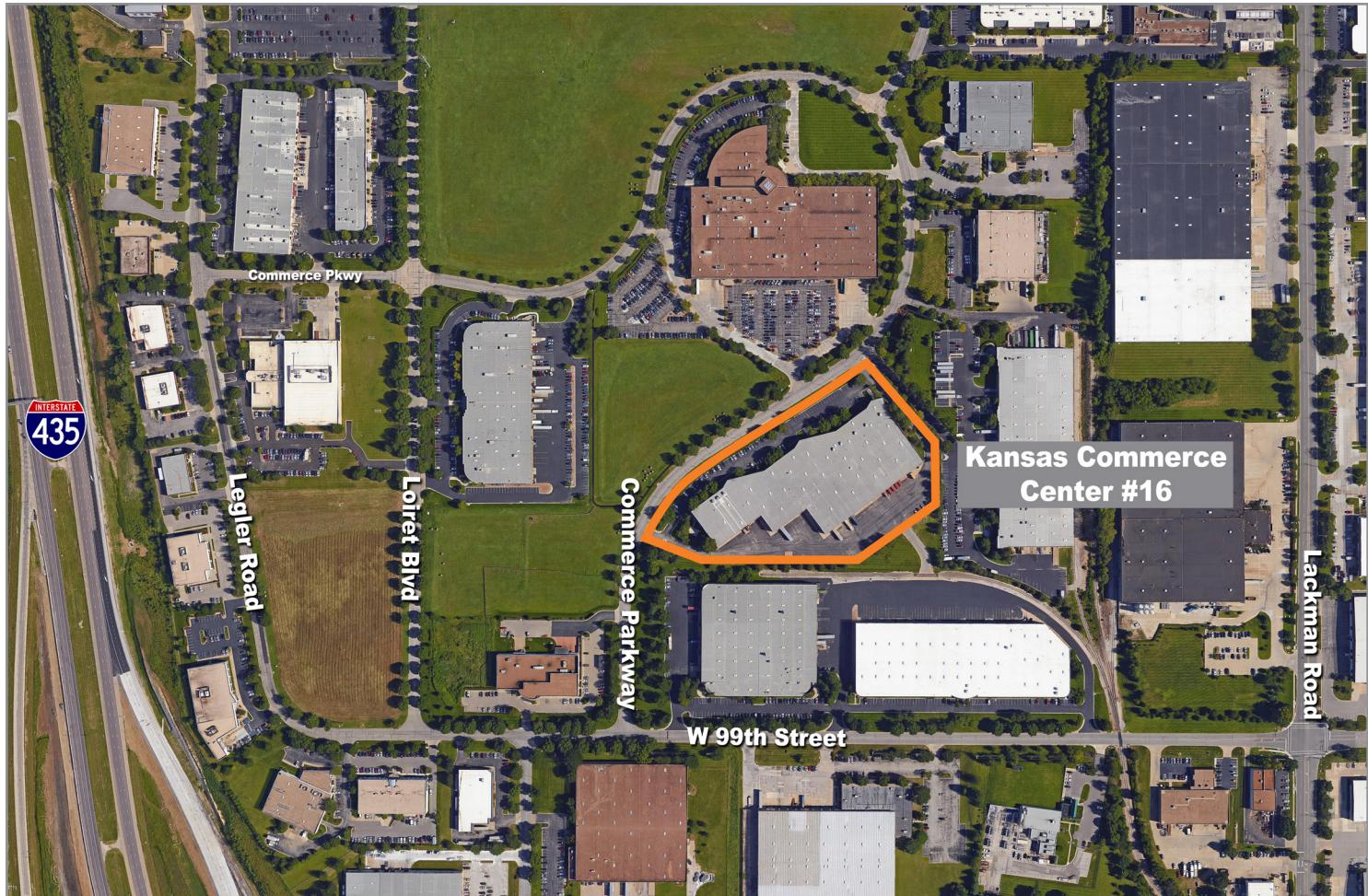
4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

BLOCK
REAL ESTATE SERVICES, LLC

Kansas Commerce Center #16

9801-9829 Commerce Pkwy, Lenexa, Kansas

For Lease



For more information:

Christian Wead
816.412.8472
cwead@blockllc.com

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