

# 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:

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## Building Specifications

Building Size: 125,029 SF

Land Area: 8.02 Acres (349,363 SF)

Zoning: BP-2 Planned Manufacturing

Year Built: 1987

Loading: #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)

#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 ¾" 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

## 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)	<div>CAM: \$1.17 PSF Taxes: \$1.91 PSF Ins: \$0.25 PSF Total \$3.33 PSF</div>

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## Photos



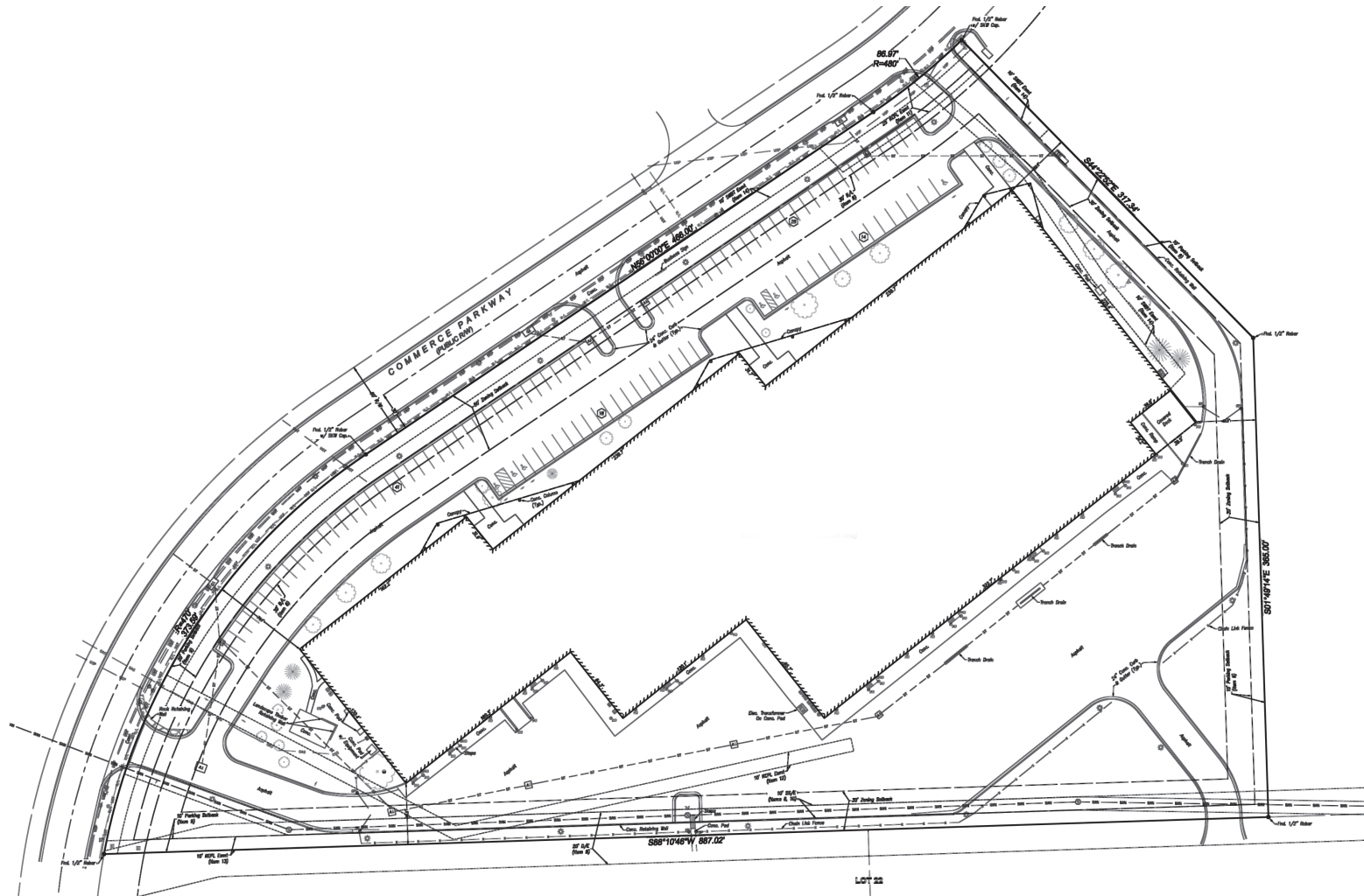


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## Site Plan



4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
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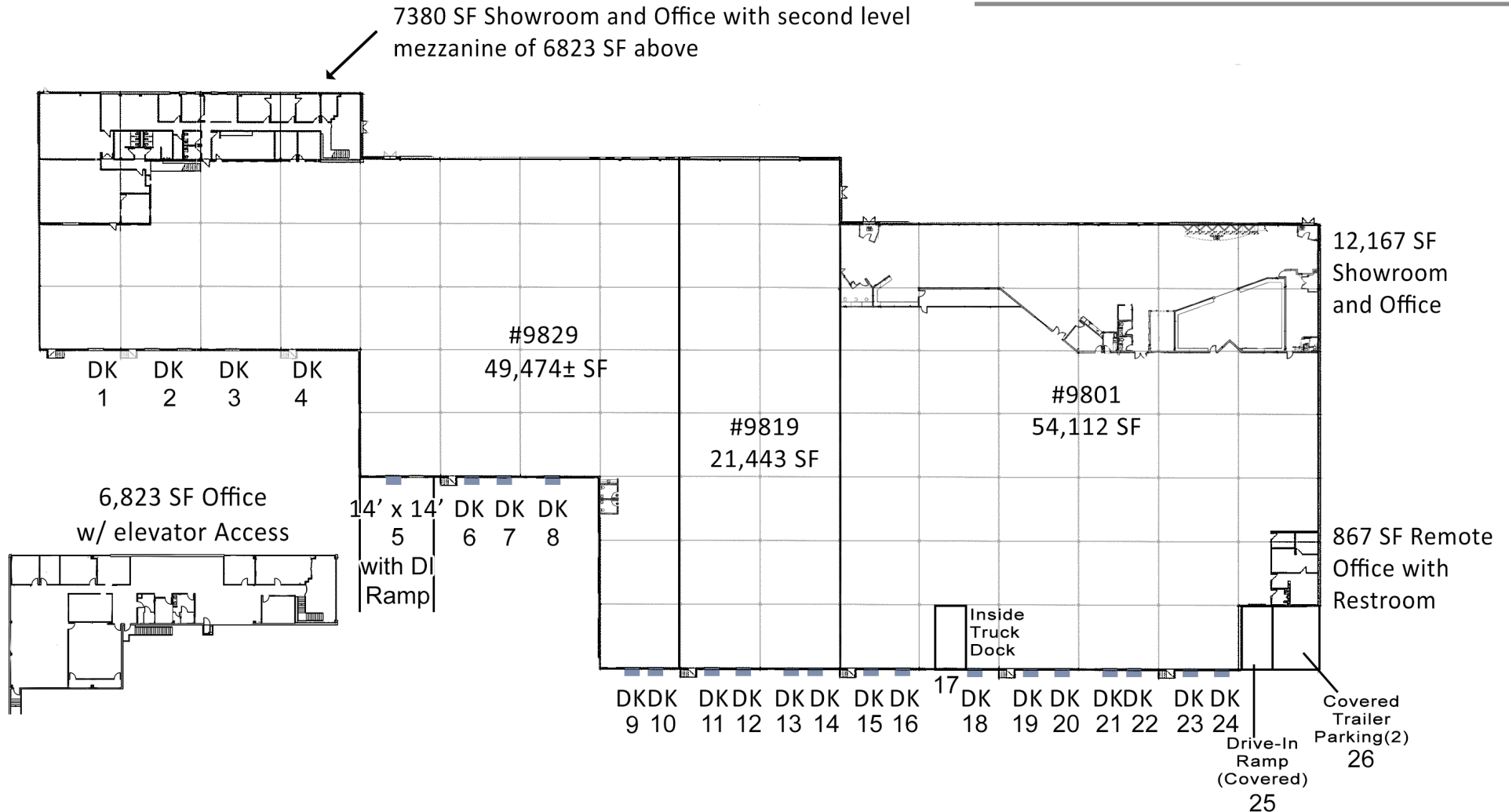
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## Floor Plan – Overall Building





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#9801 South of Existing D-Wall



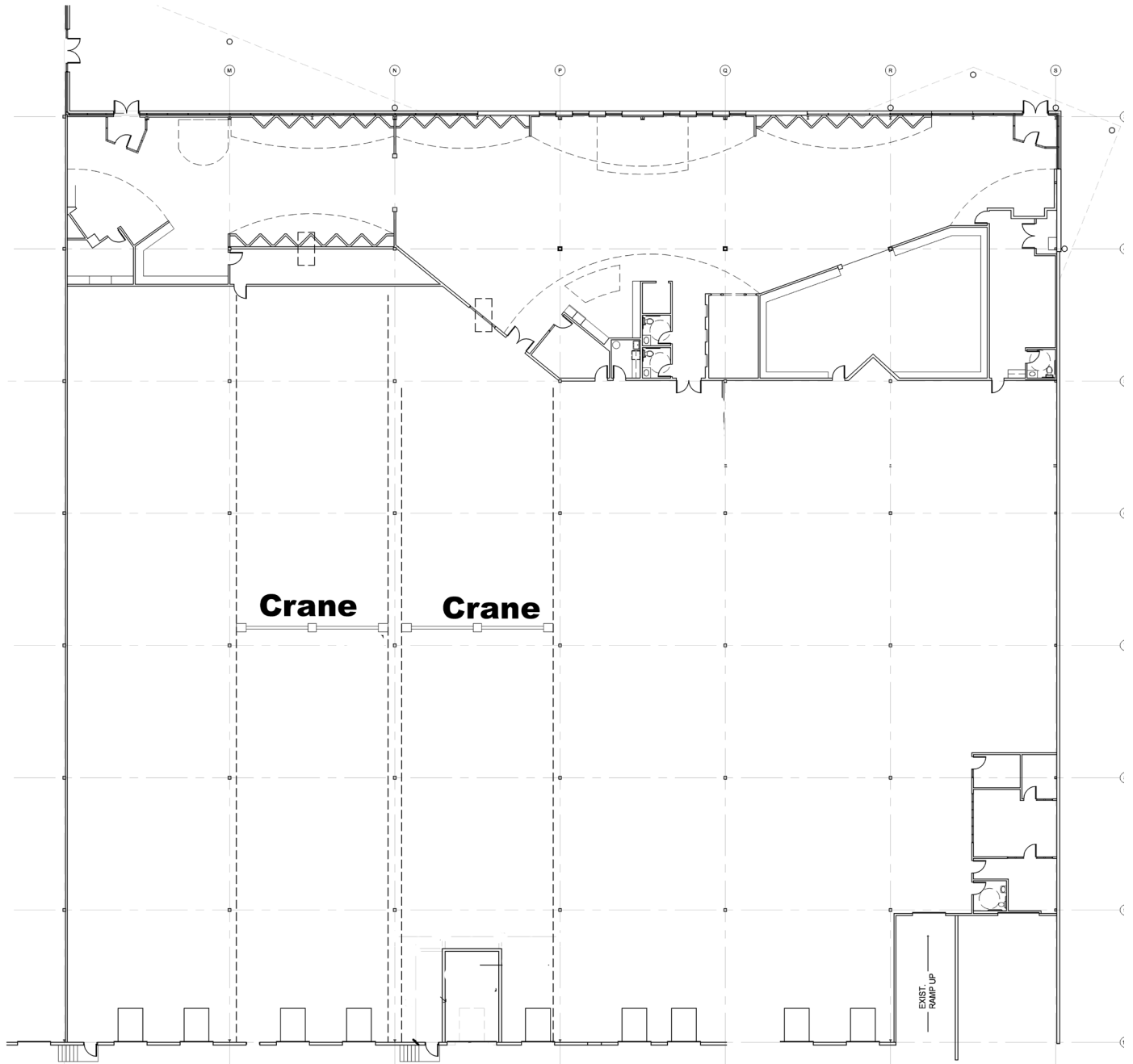


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#9801 Floor Plan



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



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



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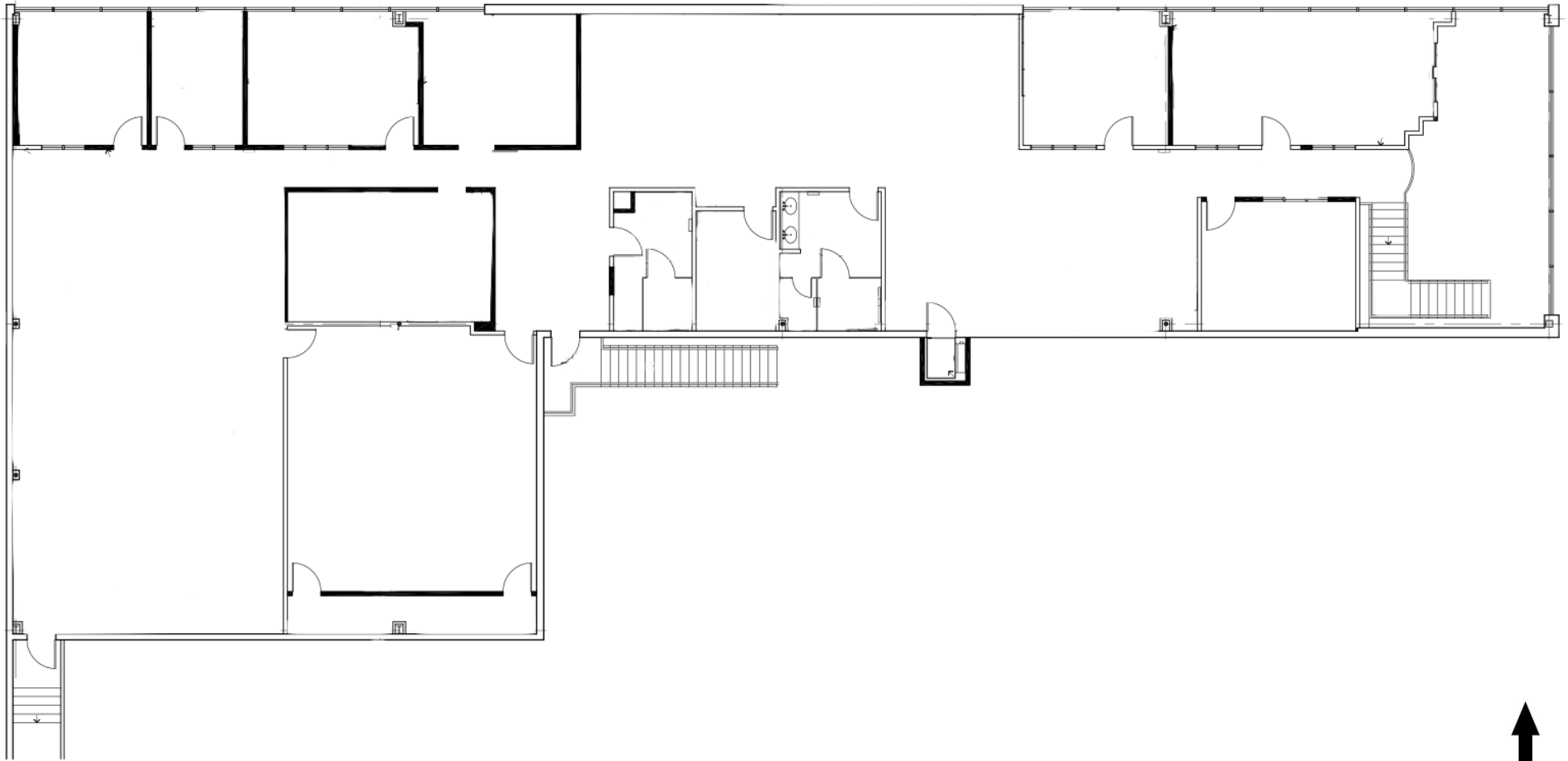


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#9829 – 2nd Floor Office – Floor Plan - 6,823± SF



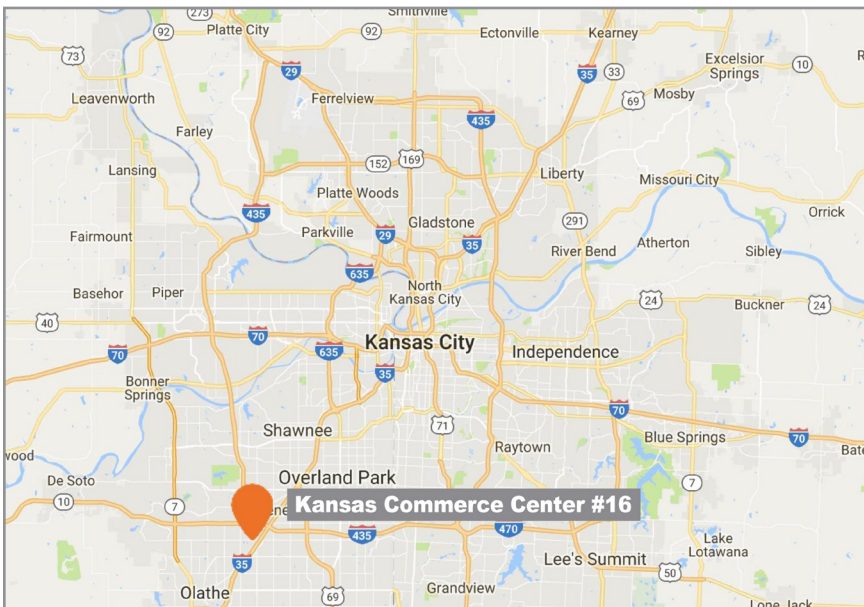
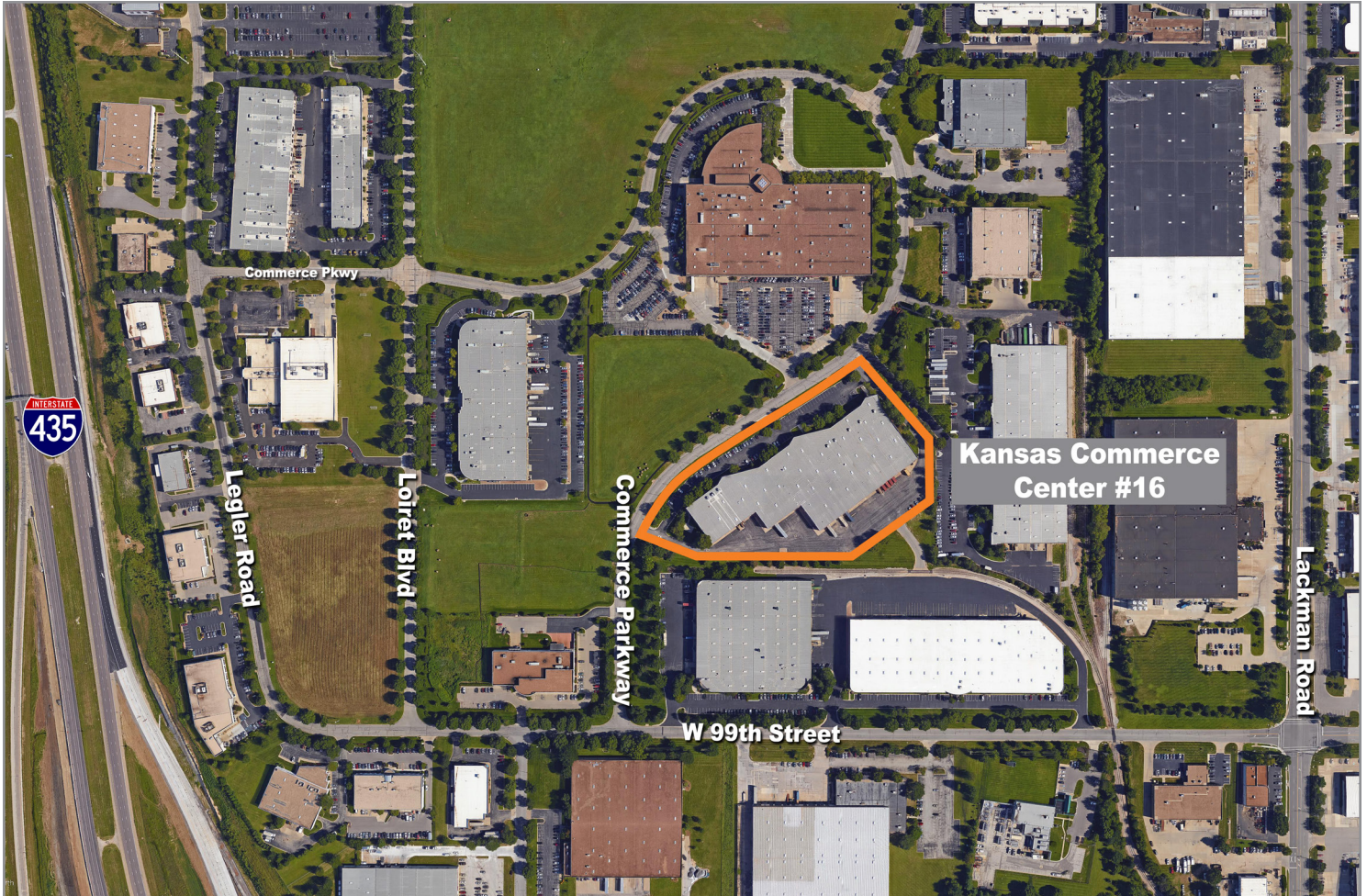
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