

Lenexa Logistics Centre - E4

16000-16200 West 116th Street, Lenexa, Kansas 66219

For Lease



Excellent Location

- 606,580 SF bulk cross-dock facility
- Tilt-wall construction; energy efficient reflective glass
- 36' clear height
- Cross-dock loading; 60 - 9'x10' docks with 45,000# mechanical levelers, dock seals, and dock light with receptacles, up to 24 additional block outs and 4 - 14'x16' drive-in doors motor operated at the 4 corners.
- Up to 464 car parking
- Up to 111 trailer parking on east side and at block-outs
- Immediate access to I-35, I-435 and Highway 10
- LED lighting, and clerestory windows
- ESFR sprinkler system
- Real estate tax abatement PILOT schedule for 10 years!

For more information:

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Building Specifications

| | |
|------------------|---|
| Construction: | Concrete Tilt-Up Panels – Interior panels will have a broom finish and remain unpainted. |
| Building Size: | 606,580 SF (1,035.5' x 580.4') on 31.005 ± acres of land |
| Columns Spacing: | 54.5' x 65' at speed bays and 54.5' x 50' at storage bays |
| Clear Height: | 36' with "top-hat" style roof that peaks in the middle of the building. |
| Floors: | 7" thick, un-reinforced 4,000 psi concrete on a 4" compacted AB-3 granular base with a 15-MIL vapor retarder under the entire building floor slab. Typical floor flatness FF 35 minimum and floor levelness of FL 30 minimum. |
| Fire Sprinkler: | A hydraulically calculated E.S.F.R fire protection system designed in accordance with NFPA 13 with a design based on a flow test of 77 psi static, 70 psi residual, flowing at 1,353 gpm. A fire pump system has been included. The wet pipe system is designed for E.S.F.R protection of Class I – IV commodities stored to a maximum storage height of 40' and a maximum deck height of 45'. Twenty-six (26) hose valves are located throughout the building. Without knowing quantities and product stored there is no allowance calculated for storage above NFPA class IV commodity. |
| Warehouse HVAC: | The warehouse is heated with four (4) gas-fired make-up air units with design criteria of 50 degrees F at 0 degrees F outside. |
| Lighting: | Warehouse illuminated by LED F-BAY light fixtures with motion sensors for an average of 25FC a 3' A.F.F. throughout the warehouse. Exterior LED wall packs and pole lights around the building and trailer/truck parking/automobile parking areas. |
| Roofing: | 45 mil TPO mechanically fastened roof system with R-20 insulation |

Building Specifications

Electric Service:

A 3,000 A277/480V electrical service to service the building. It is located near the center of the west elevation. One (1) 200-amp 277/480-volt sub-panel is included for the house service as well as one (1) fifty-amp 120/208-volt sub-panel. On-site transformer is a 15 kva 480-120/208-volt transformer.

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.

Loading:

- Sixty (60) 9'x10' dock doors with pit levelers
- Up to twenty-four (24) block-outs for future docks
- All dock-high doors will be insulated, vision panels and exterior numbers
- Exterior lighting on building and poles in loading and parking areas
- All existing dock pits are equipped with 45,000 pound mechanical dock levelers, dock seals, and dock lights with receptacles
- 4- 14'x16' drive-in doors motor operated at the 4 corners.

Truck Court:

West side is 135' without trailer parking
East side is 135' up to 190' with trailer parking empty

Parking:

Up to 464- car parking and up to 95 trailer parking (71 dedicated trailer spots on north east side plus up to 24 more along building at block-outs)

Zoning:

BP-2 Planned Manufacturing

Utilities:

Natural Gas: Atmos Energy
Water: WaterOne
Electricity: Evergy
Sewer: Johnson County Wastewater

Net Charges: (2024 Estimates)

CAM: \$0.56
INS: \$0.13
RE TAXES*: \$0.62
Total: \$1.31

*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.

Building Specifications

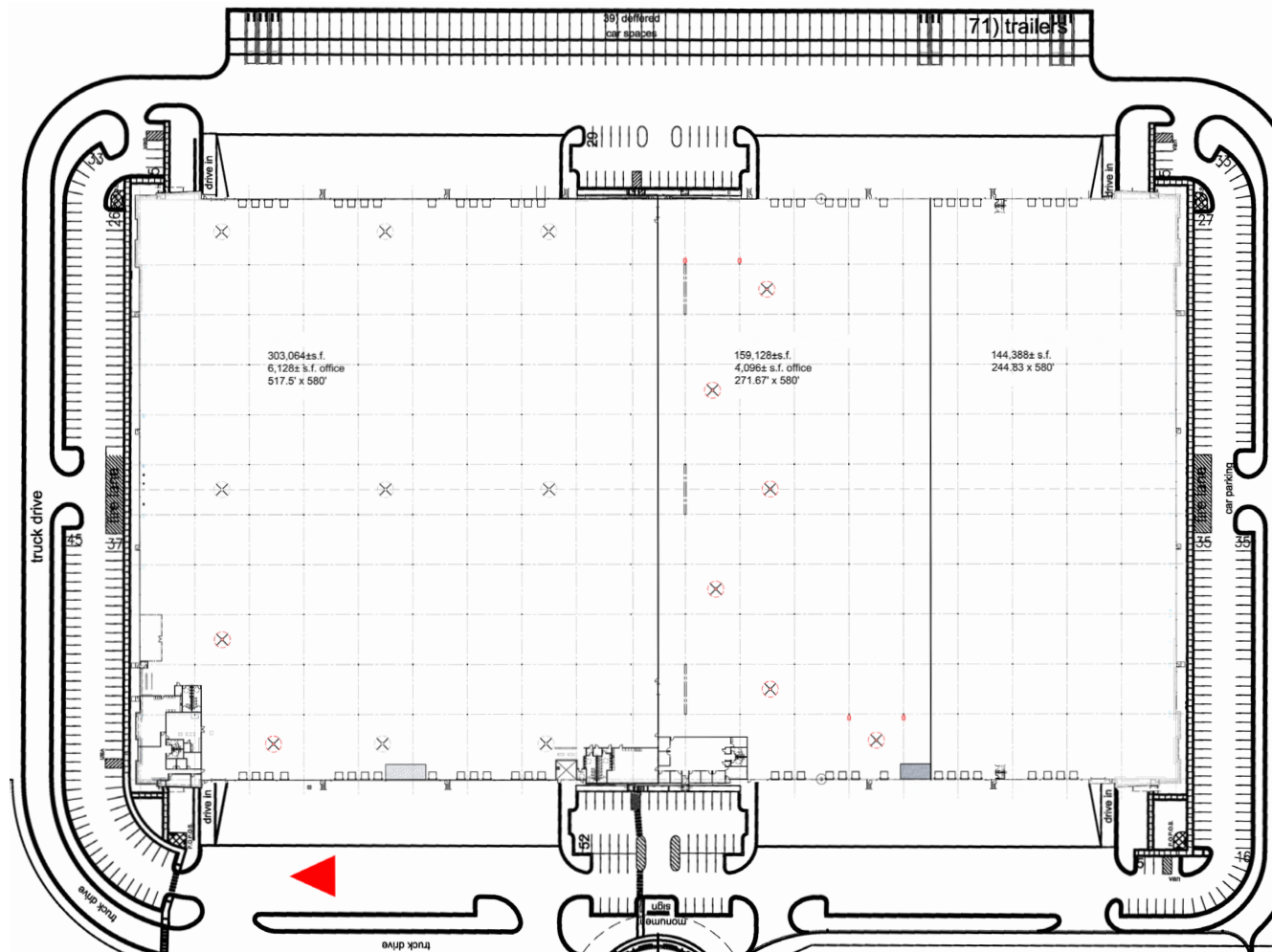
| | |
|------------|--|
| *RE Taxes: | *10-Year Real Estate PILOT payment and includes Special Benefit District (SBD) payment and all other special assessments. Full schedule available upon request. |
| Signage | Standard building signage available per exhibit and possible monument signage available. |
| Note: | Interchange improvements at I-35 and 119th Street are planned 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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Floor Plan / Site Plan



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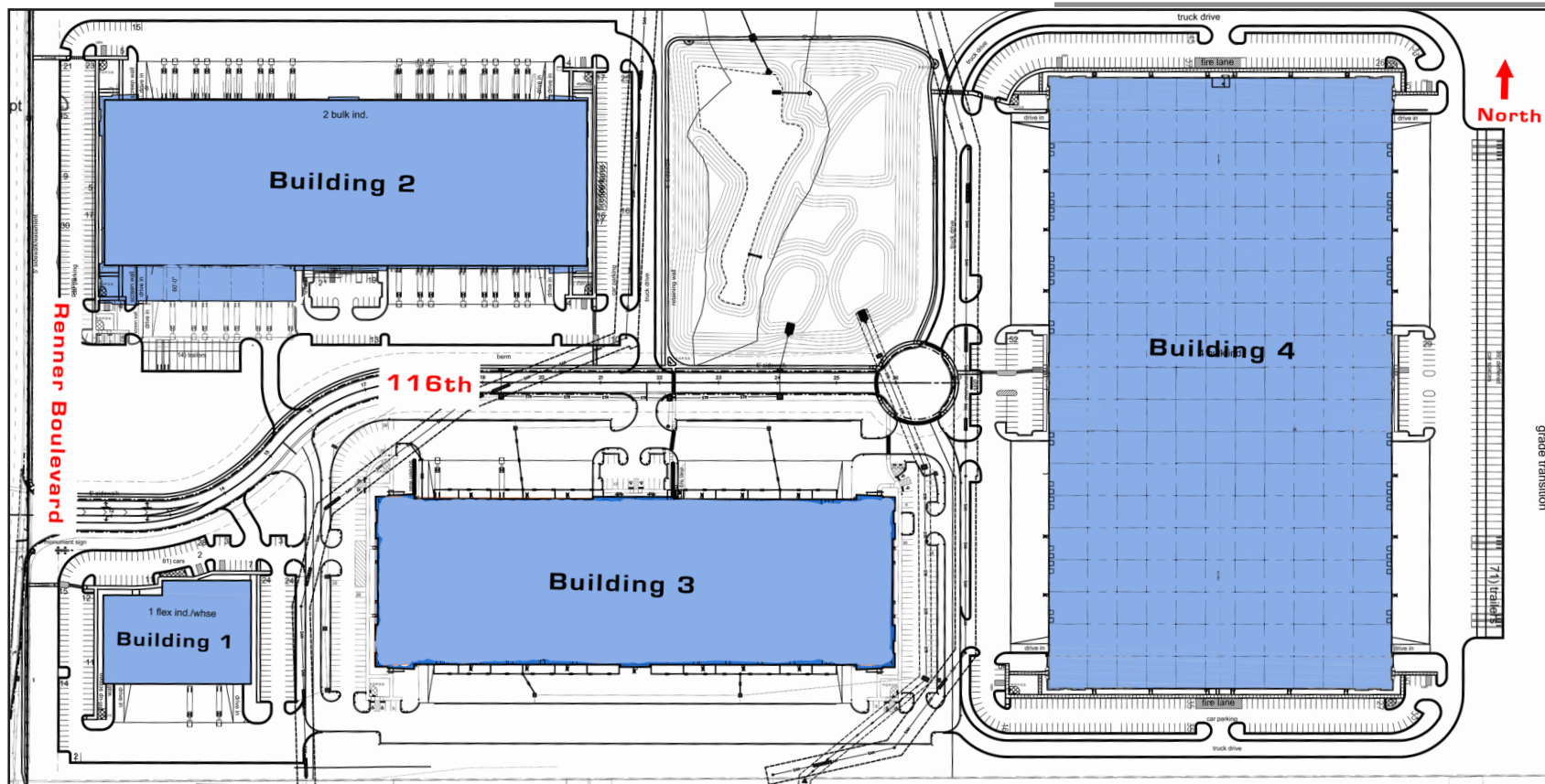
BLOCK
REAL ESTATE SERVICES, LLC

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LLC East – Site Plan



| | |
|------------------------------|---|
| 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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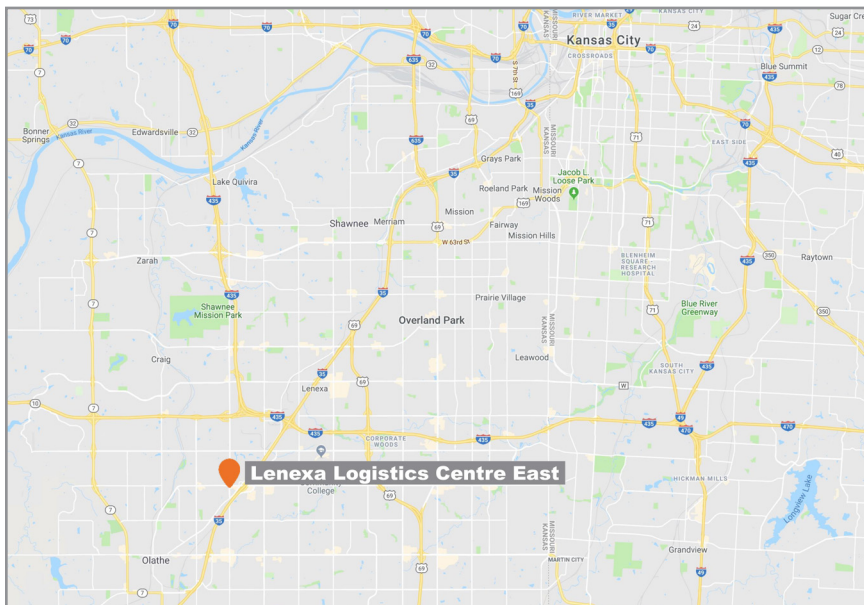
Highway Access / Nearby Interchanges



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