

175 Commerce Centre - Bldg. 1

175th & Hedge Lane, Olathe, KS 66062

For Lease



I-35 & 175th Street at Hedge Lane

- 1,071,139± SF bulk cross-dock on 56.9± acres
- 2,484± SF speculative office
- 40' clear height
- Cross-dock loading with 208 - 9'x10' docks & 4 - 14'x16' drive-in doors
- 295 trailer parking & up to 714 car parking
- Immediate access to I-35
- LED lighting
- ESFR Sprinkler System
- Fixed PILOT for 10 years

For more information:

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Building Specifications

Address:	17320 Hedge Lane, Olathe, KS 66062
Construction:	Concrete Tilt-Wall Panels
Building Size:	1,071,139± (560 x 1,900)
Office:	2,484± speculative installed (additional office BTS)
Land Area:	56.9 Acres
Column Spacing:	Speed bays 75'deep 56' East/West x 70' North/South
Clear Height:	40'
Floors:	7" thick, 4,000 psi unreinforced concrete with reinforcement in the storage bays. 10-MIL vapor retarder
Fire Sprinkler:	A hydraulically calculated E.S.F.R fire protection system designed in accordance with NFPA 13.
Warehouse HVAC:	Freeze Protection
Lighting:	LED High-Bay Lighting to Tenant Specifications
Roofing:	45 mil TPO single ply R-25 insulation
Electric Service:	4,000 AMPS (building total) - Two (2) x 2,000 AMP, 277/480V, 3-ph services
Loading:	208 Dock-High Doors (9' x 10'), active - 28 pit levelers, installed - 42 pit levelers on-site (additional), ready for installation 4 Drive-In Doors (14' x 16') motor operated, installed
Truck Court:	200' Truck Courts
Parking:	256 + 458 future = up to 714 car parking up to 295 trailer parks
Zoning:	M-2 General Industrial

Building Specifications

Utilities: Natural Gas: Atmos Energy
Water: WaterOne - 4-inch domestic line, to building
Electricity: Evergy
Sewer: Johnson County Wastewater - 6" under-slab under length of building

Net Charges:
(2024 Estimates)

CAM:	\$0.25
Mgmt:	\$0.09
INS:	\$0.10
<u>RE TAXES*:</u>	<u>\$0.80</u>
Total:	\$1.24

*\$0.73 PSF PILOT + \$0.07 PSF Special Benefit District

Signage Standard building signage available per exhibit and possible monument signage available.

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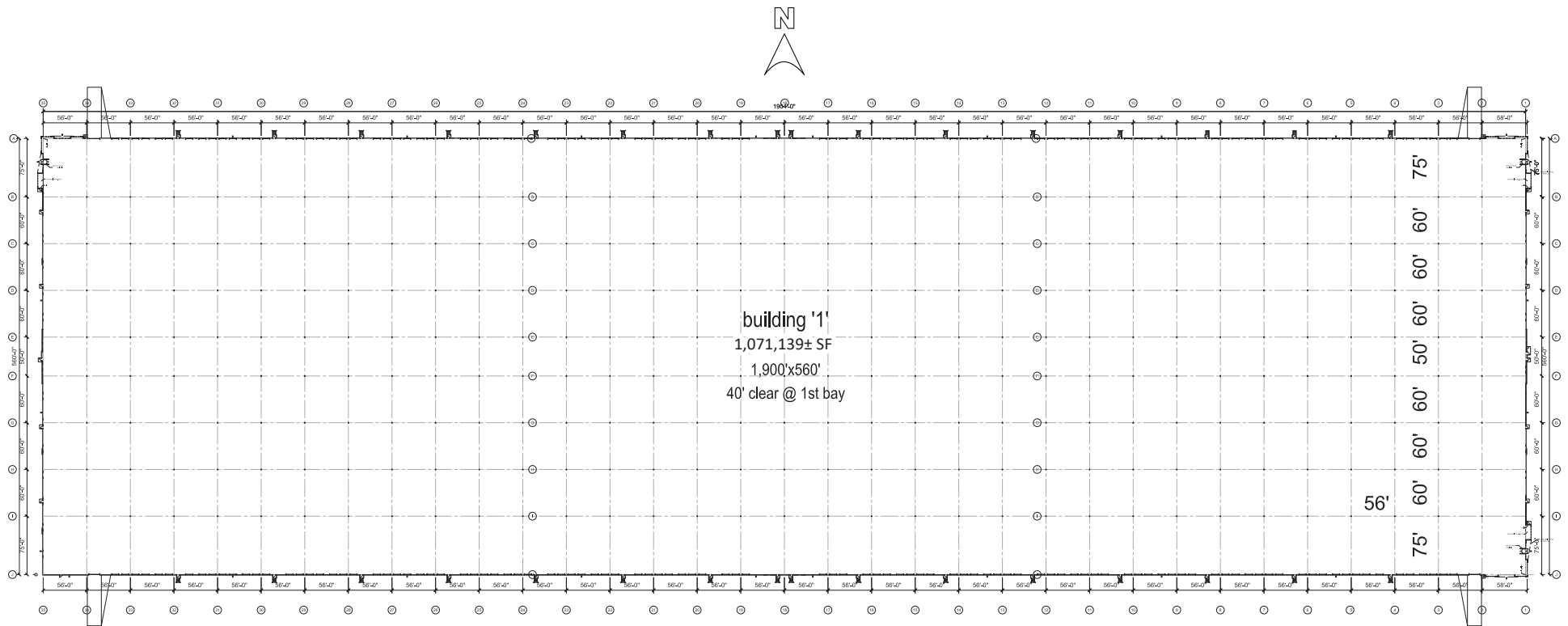
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Building 1 Floor Plan



1 | floor plan
scale: 1"=60'-0" north

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Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

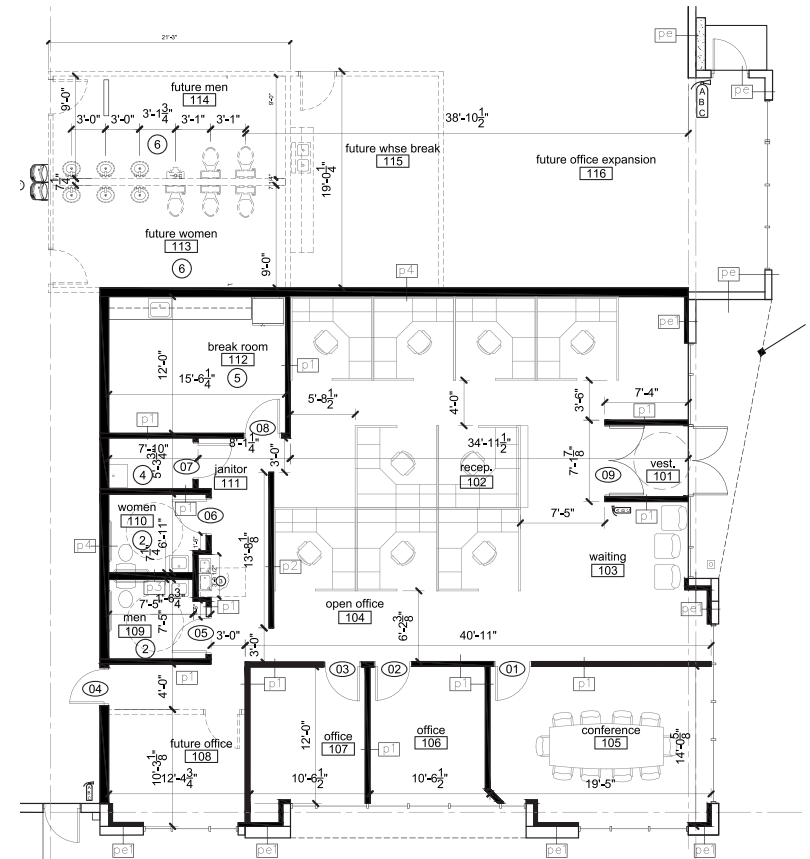
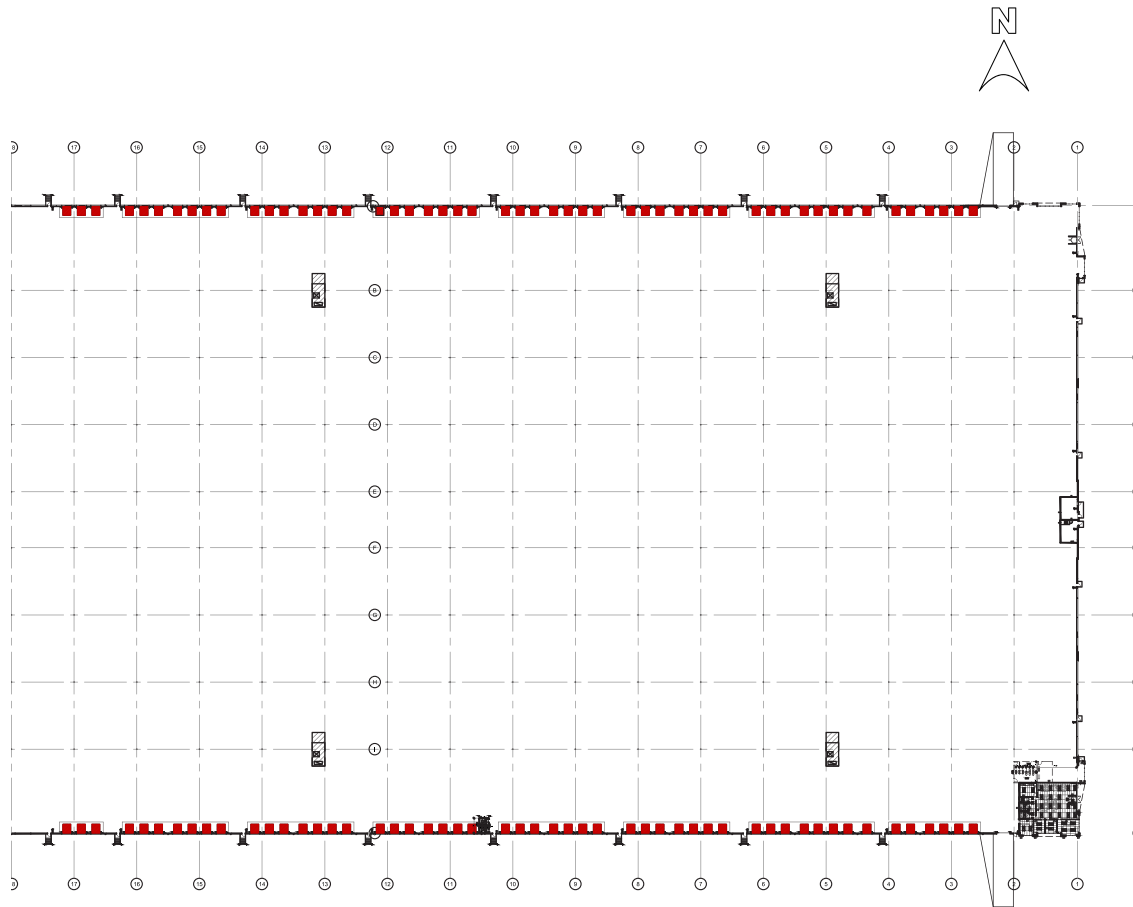
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Speculative Office

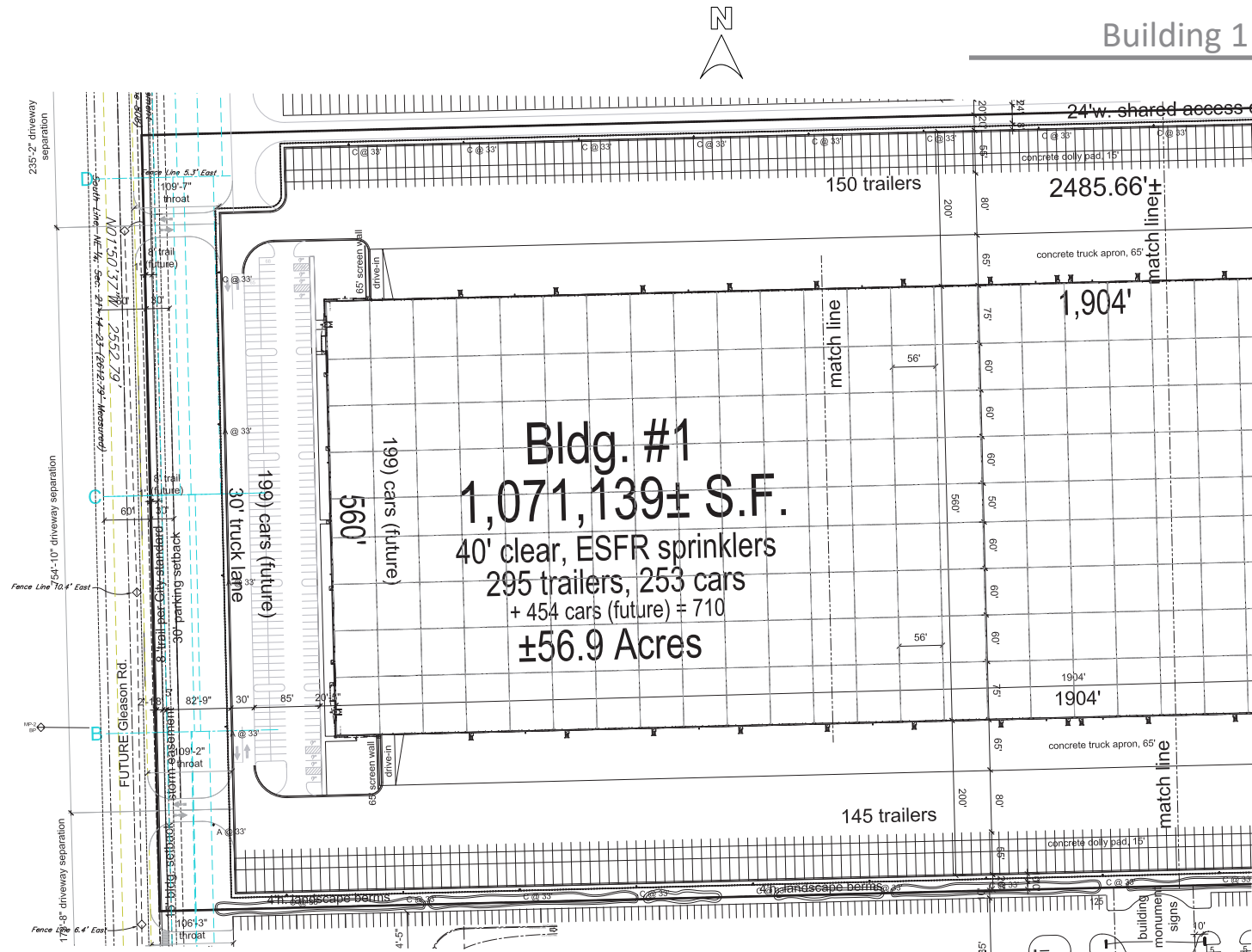


1 office plan
scale: 1/4" = 1'-0" north
Note: Furniture is for illustrative purposes only.

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Building 1 Floor Plan - West



general notes

1. All construction shall conform to the standards and specifications of the city of Olathe, Kansas.
2. The general contractor shall contact all utility companies prior to construction to determine the location and depth of any utilities that may be encountered during construction.
3. The contractor shall be responsible for obtaining all required subsurface ground conditions prior to surface construction.
4. Slopes shall maintain a maximum 2:1 surface for mowed areas.
5. All construction shall be in accordance with the following:
 - a. All construction shall be in accordance with the required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
 - b. Slopes shall be required for erosion control.
 - c. Provide a temporary gravel access roads to prevent mud from being deposited onto the adjacent road.
 - d. All construction, grading, and construction shall be done on the public storm sewer line (including connecting private drainage to the public storm sewer) within 24 hours of the start of work. Contact must be made at least 24 hours prior to the start of work.
 - e. All construction to the public storm sewer within structures will not be permitted.
6. Maintain a 3' road slope away from interior doors for 30'-24" minimum clear cut.
7. All exterior utility structures shall be painted primary colors.

construction notes

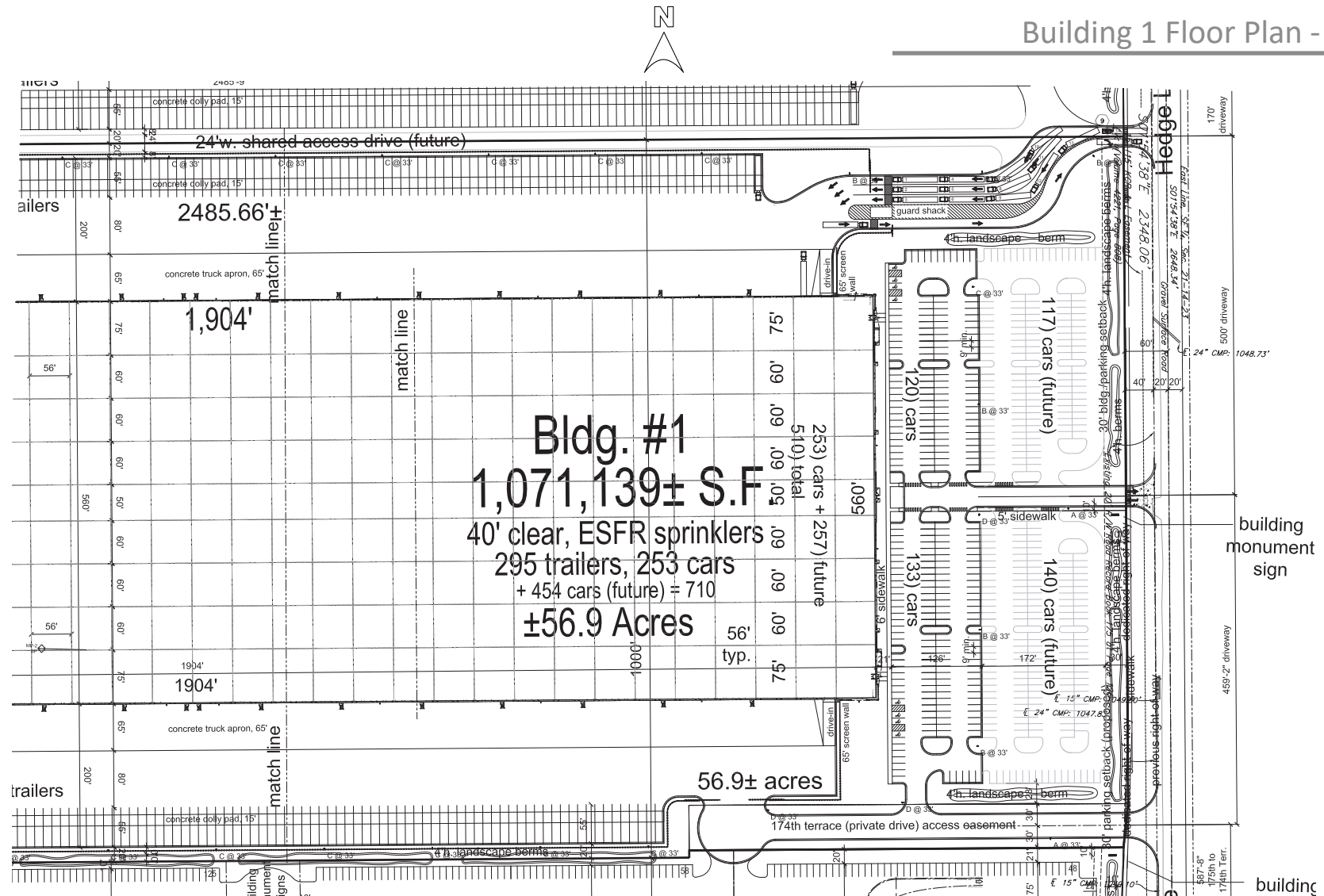
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code review

governing municipality: Oshana, Kansas
 planning code: 2018 HEC, IPC, MAC, FSGC, DECC, IPC, 2017 HEC, 2018 ICGAME
 A17.13
 construction type: IIB-non-combustible
 fire suppression: yes, ESFR
 occupancy group: B(1)FAC, D2 (production), S1 (warehouse)
 total building area: 1,071,139 sq. ft.
 status: one (47) doors
 current zoning: MP-2
 http 1 site area: 56,654 acres = 2,476,772 sq. ft.
 impervious area: 2,142,472 sq. ft. 88.5%
 (paving + building)
 floor area: 334,283 sq. ft. 13.5%
 green area: 1,271,139 / 2,476,772 = 43.2%
 parking provided/required: 255 spaces provided, min: 81ADA accessible
 car: color: no car: color: no
 wheelchair accessible: no wheelchair accessible: no
 wheelchair: 255-4500000 = 719
 note: not engineering site plan
 business description: specialized warehouse/distribution/office
 use: not preliminary plan: business and site information

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Building 1 Floor Plan - East



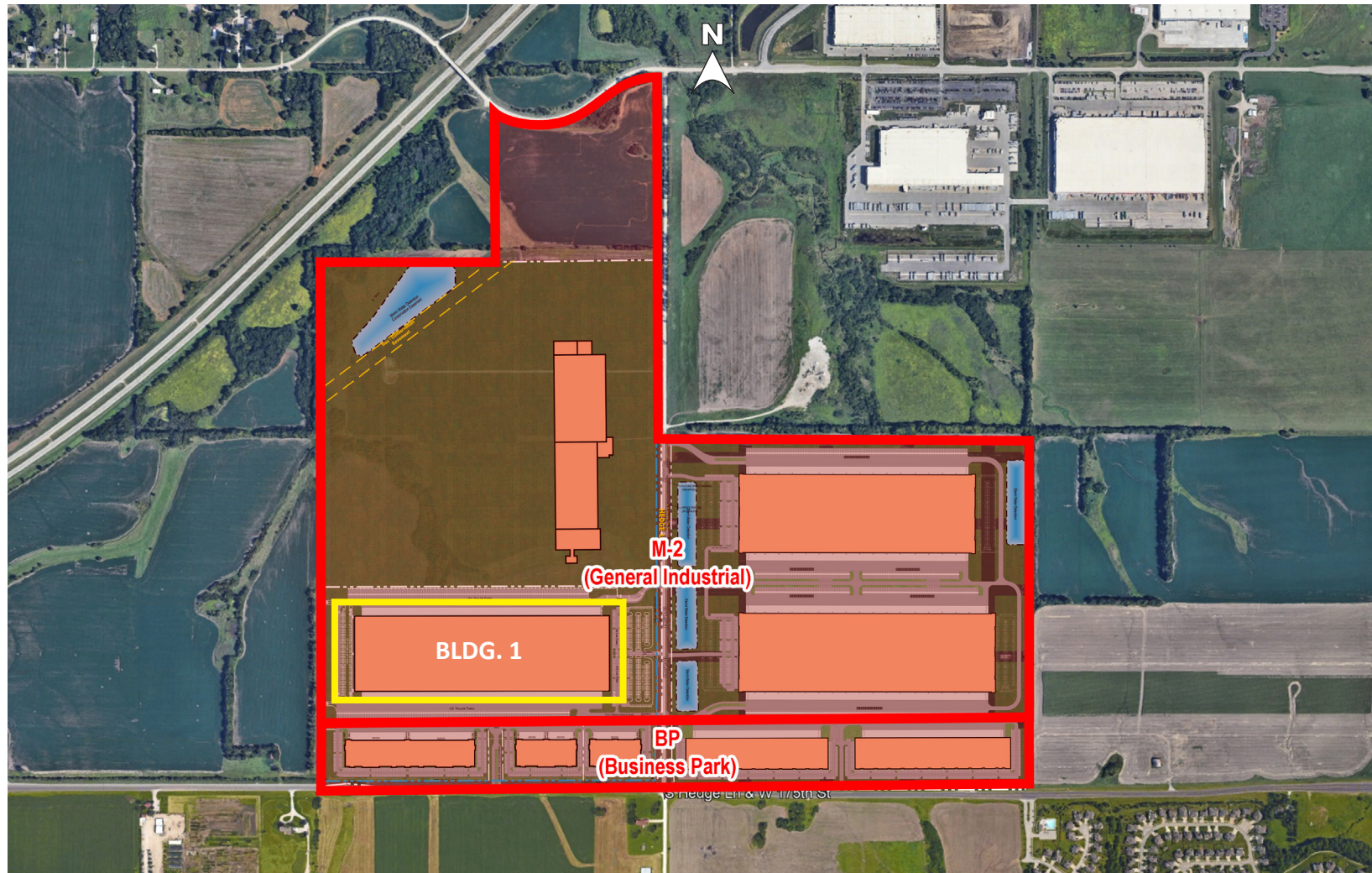
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Land Zoning



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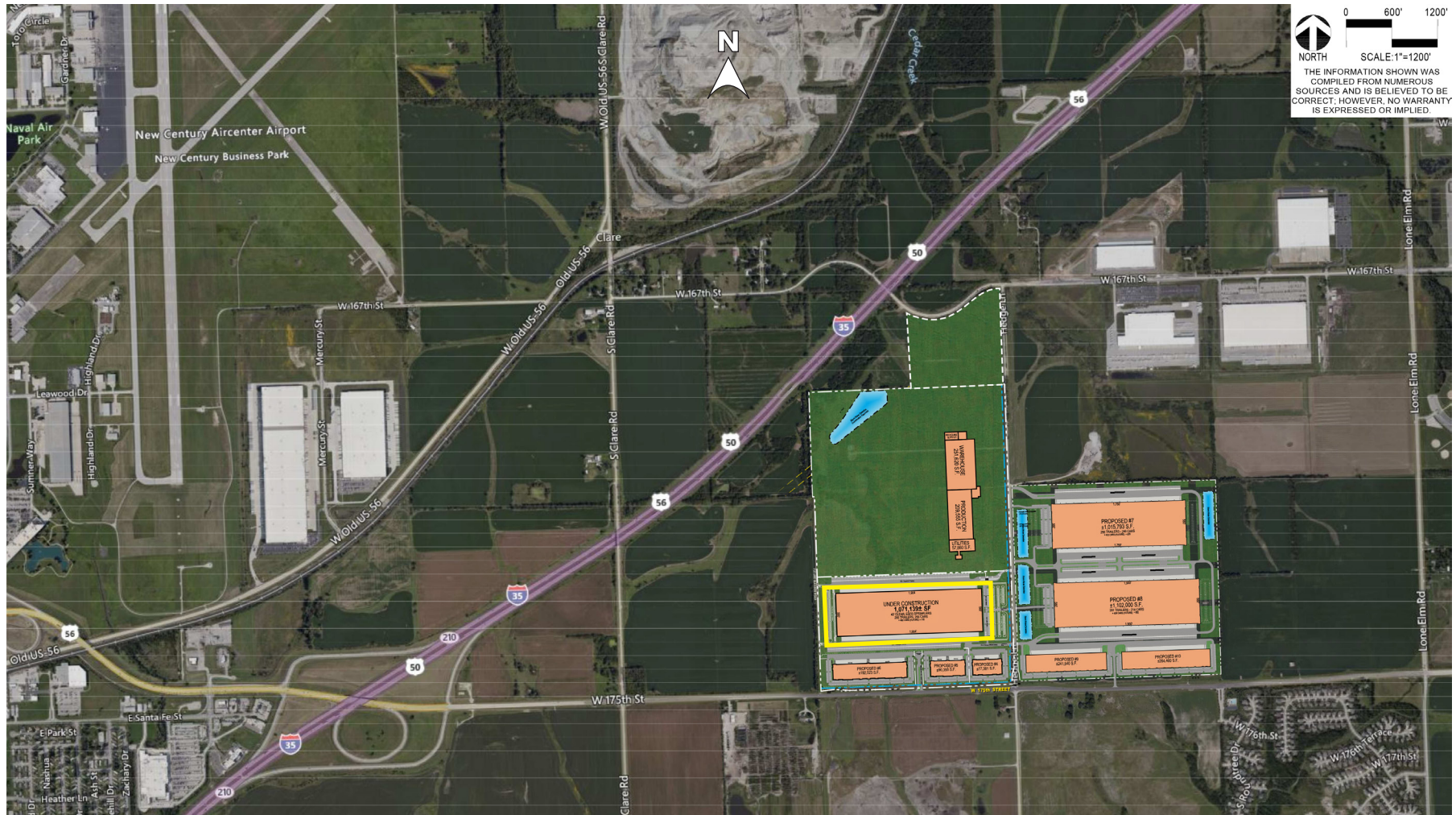
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Local Development Site Plan



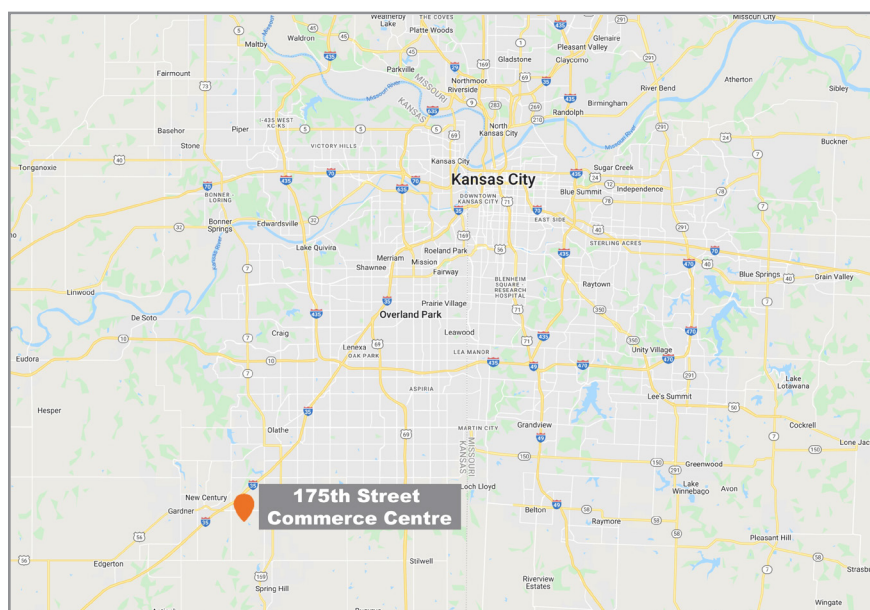
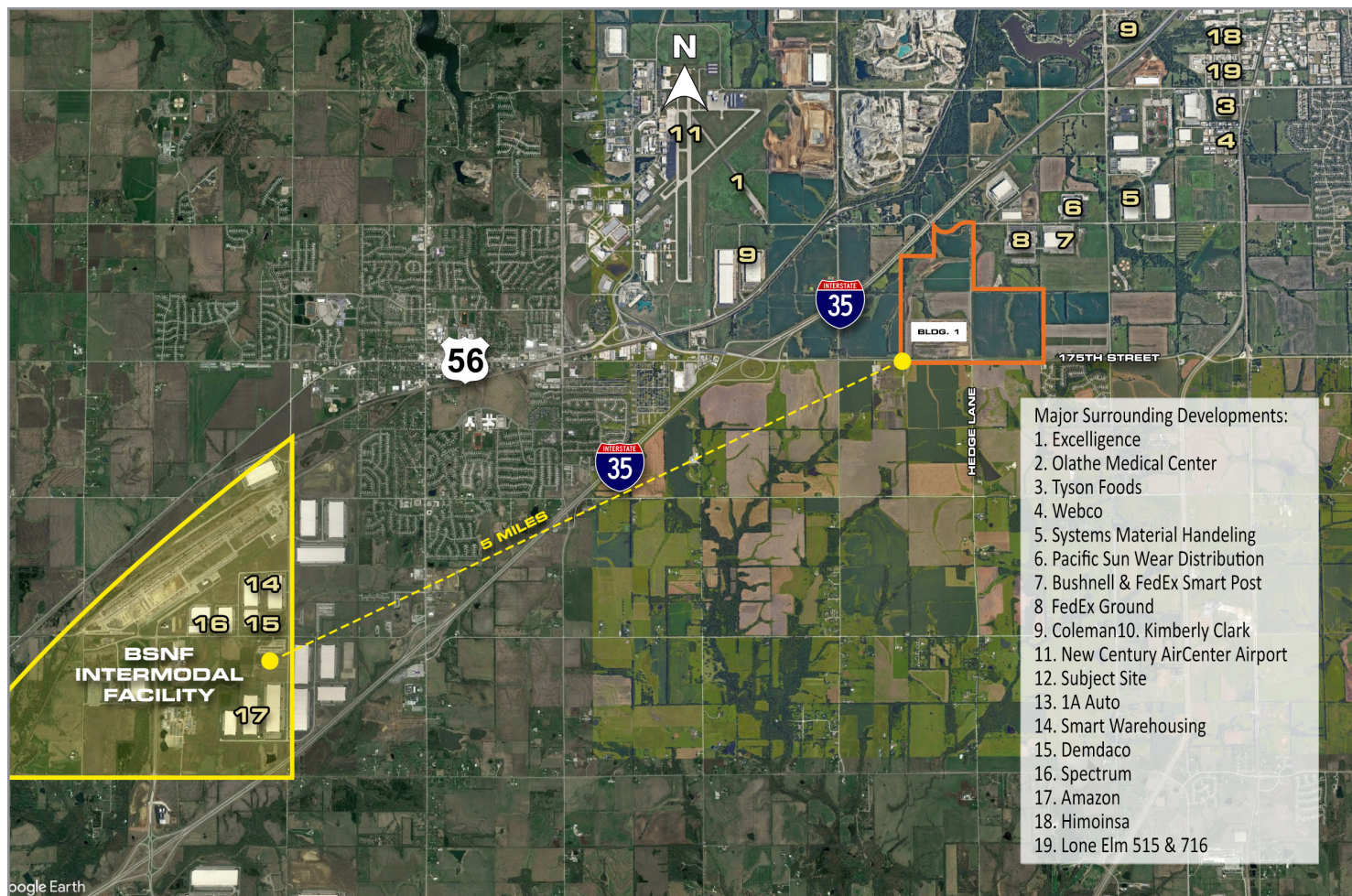
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