

K-7 Logistics Centre - Bldg 1 & 2

79th & K-7/Monticello Road, Shawnee, KS 66219

For Lease



Two Buildings - 693,793 SF Cross-Dock and 176,240 SF Rear Loaded

- 693,793 SF cross-dock characteristics:
- Modern tilt-wall construction; energy efficient low E reflective glass
- 36' clear height
- Cross-dock loading; 60 - 9'x10' dock-high doors with pit levelers, and 4 - 12'x16' drive-in doors
- Ample customer and employee parking
- Immediate access to K-7, K-10, I-35, I-435 and I-70
- Energy efficient LED lighting
- Attractive incentives package negotiated with Shawnee – 10 Year Fixed PILOT Payment at \$0.37 PSF
- Designed with 6 glass entries at all 4 corners and in the middle on both sides

For more information:

Zach Hubbard, SIOR
816.932.5504
zhubbard@blockllc.com

Andrew T. Block
816.412.5873
ablock@blockllc.com

Christian Wead
816.412.8472
cwead@blockllc.com

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Building 1 Specifications

Address:	79th & K-7/Monticello Road, Shawnee, KS 66219
Building Size:	Bldg. 1 - 693,793 SF (630' N/S x 1,100' E/W)
Bay Size:	Storage bays are 52'-6" x 50' and dock/speed bays are 50' x 65'
Clear Height:	36'
Floor:	7" unreinforced 4,000 PSI concrete on 4" of compacted granular fill and a 15-mil vapor retarder under the entire floor slab
Warehouse Heating:	4 roof-mounted gas fired make-up air units (MAU) with design criteria of 50 degrees F at 0 degrees F outside.
Fire Sprinkler:	Hydraulically calculated E.S.F.R. fire protection system designed in accordance with NFPA13 is included and the design is based on a flow test of 60 PSI static, 50 PSI residual, flowing at 1,800 GPM. The 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'. 16 hose valves are located throughout the building
Roof:	45 mil TPO mechanically fastened roof system with R-20 insulation
Warehouse Lighting:	LED F-Bay light fixtures with motion sensors for an average of 25 FC throughout the warehouse
Internet and Voice Access	AT&T will be to the building. This is a prime corridor as K-7 has fiber in the right-of-way that connects to the sonnet ring for the entire KC Metro Area. The copper provider is AT&T, while other fiber providers are: T-Mobile, TW Telecom, 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	LED wall packs and pole lights (combination of both) will be provided in the car parking and trailer/truck parking and maneuvering areas
Electric Service:	3,000-amp 277/480 volt electrical service provided near the center of the north elevation

Building 1 Specifications continued

Loading: (69) 9' x 10' overhead Dock High Doors and four (4) 12' x 16' Drive-In Doors
Dock equipment includes 45,000# mechanical levelers, dock seals, and dock lights with receptacles.

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

Parking: 110 trailer stalls and 351 cars

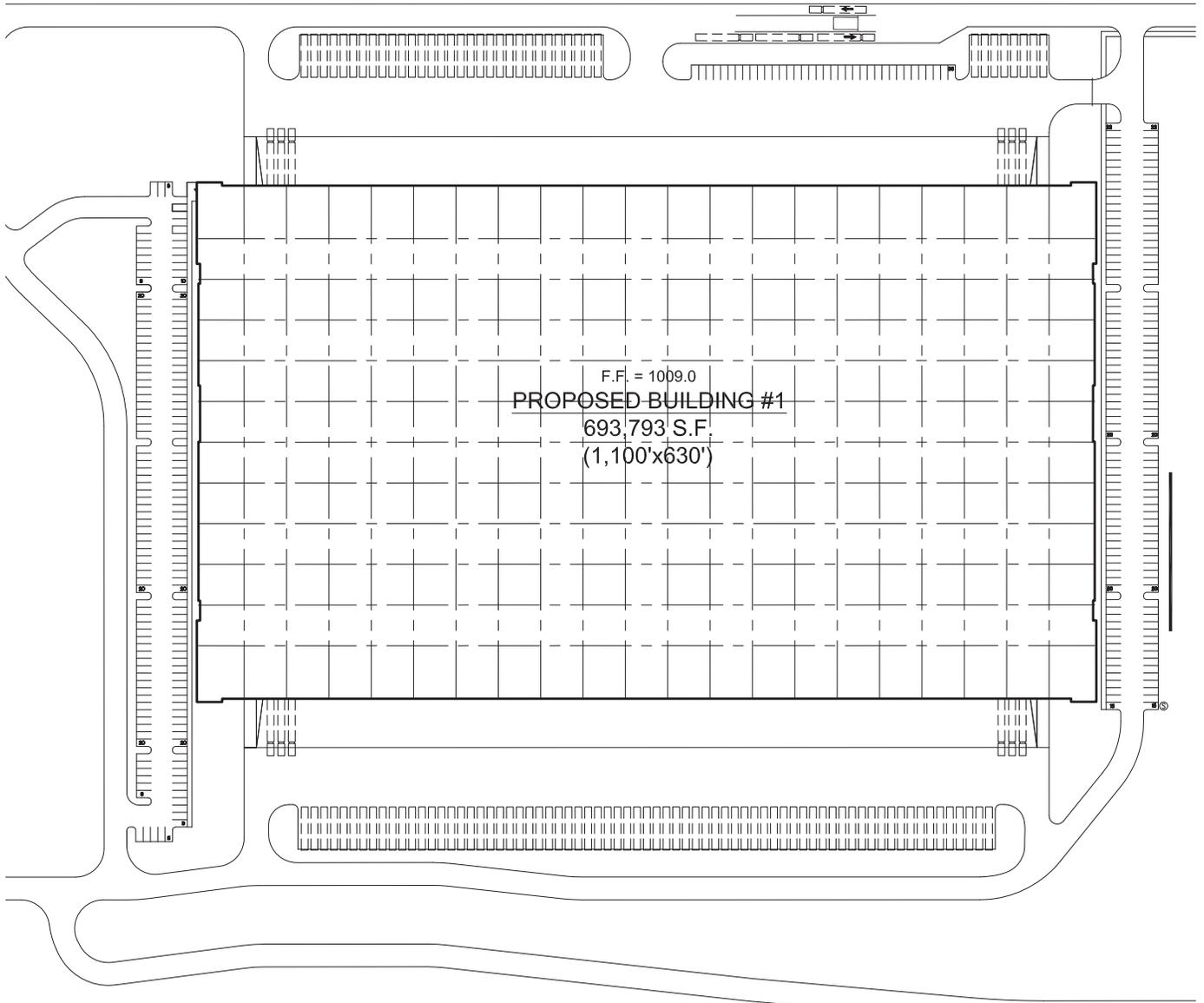
Zoning: Planned Industrial District (PI)

Utilities: Natural Gas: Atmos Energy 4" HP Gas
Water: WaterOne, 12" water main services to the building
Electricity: 32" Evergy Underground
Sewer: Johnson County Wastewater

Net Charges: (2026 Estimates)	CAM:	\$0.65 PSF
	INS:	\$0.20 PSF
	RE TAXES*:	<u>\$0.37 PSF</u>
	Total:	\$1.22 PSF

***RE Taxes** *Real Estate Taxes are based on a 10-Year Fixed PILOT Payment Schedule of \$0.37 negotiated with the City of Shawnee, Kansas. The schedule is available for review. This abatement could potentially not cover some school levy assessments. These assessments are to be added to the fixed PILOT Schedule on a case-by-case basis.

Building 1 Floor Plan



Building 2 Specifications

Address:	79th & K-7/Monticello Road, Shawnee, KS 66219
Building Size:	Bldg. 2 - 176,240 SF (624' N/S x 250' E/W + 104' N/S x 185' E/W)
Bay Size:	Storage bays are 52' x 47'-6" and Dock bays are 52' x 60'
Clear Height:	32'
Floor:	7" unreinforced 4,000 PSI concrete on 4" of compacted granular fill and a 15-mil vapor retarder under the entire floor slab
Warehouse Heating:	2 roof-mounted gas fired make-up air units (MAU) with design criteria of 50 degrees F at 0 degrees F outside.
Fire Sprinkler:	Hydraulically calculated E.S.F.R. fire protection system designed in accordance with NFPA13 is included and the design is based on a flow test of 60 PSI static, 50 PSI residual, flowing at 1,800 GPM. The system is designed for E.S.F.R. protection of Class I – IV commodities stored to a maximum storage height of 35' and a maximum deck height of 40'.
Roof:	45 mil TPO mechanically fastened roof system with R-20 insulation
Warehouse Lighting:	LED F-Bay light fixtures with motion sensors for an average of 25 FC throughout the warehouse
Internet and Voice Access	AT&T will be to the building. This is a prime corridor as K-7 has fiber in the right-of-way that connects to the sonnet ring for the entire KC Metro Area. The copper provider is AT&T, while other fiber providers are: T-Mobile, TW Telecom, 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	LED wall packs and pole lights (combination of both) will be provided in the car parking and trailer/truck parking and maneuvering areas
Electric Service:	2,000-amp 277/480V electrical service will be provided near the center of the North elevation

Building 2 Specifications continued

Loading: (19) 9' x 10' overhead Dock High Doors and two (2) 12' x 16' Drive-In Doors
Dock equipment includes 45,000# mechanical levelers, dock seals, and dock lights with receptacles.

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

Parking: 37 trailer stalls and 196 cars

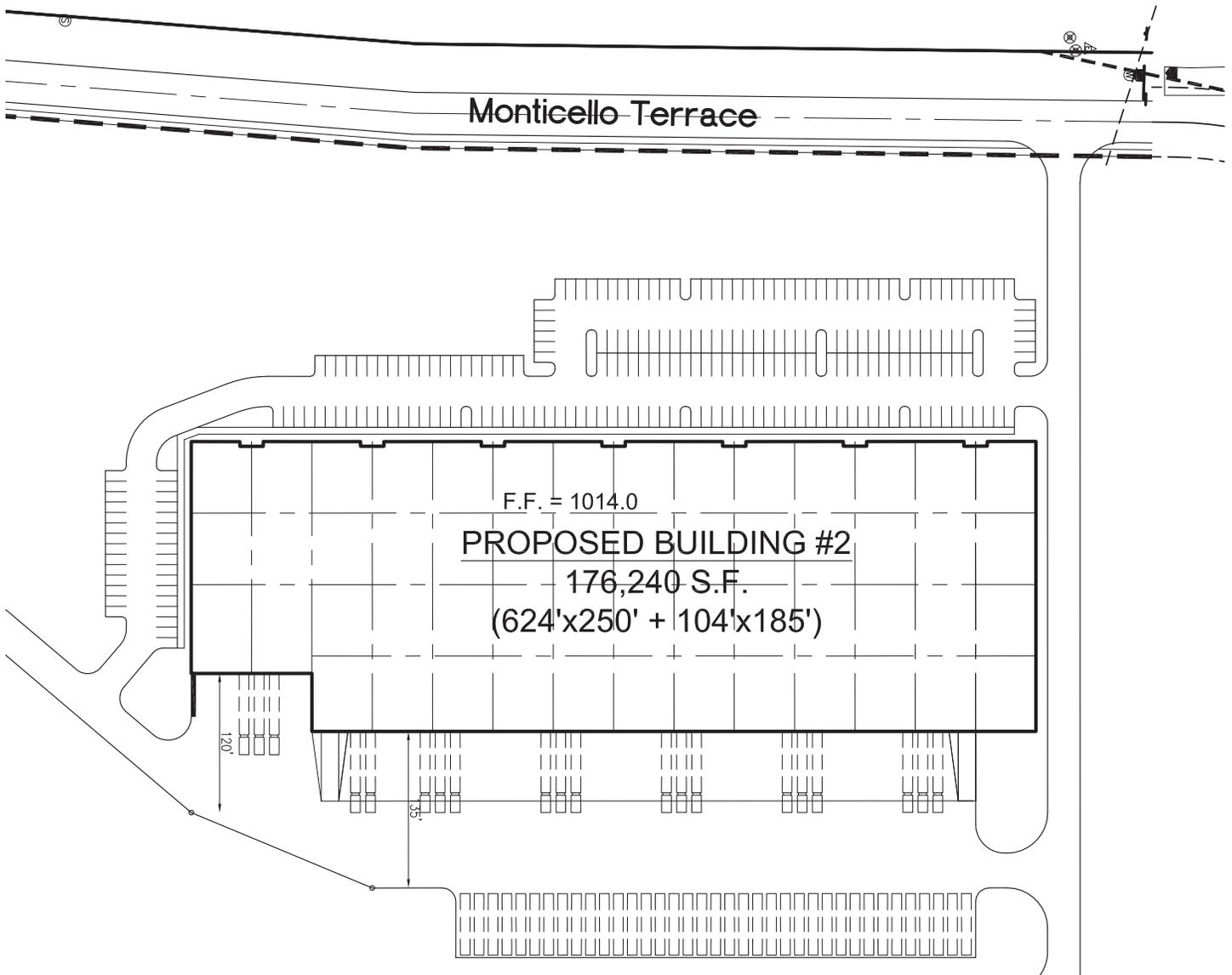
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Building 2 Floor Plan



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Building Elevations - Bldg. 1



K-7 LOGISTICS CENTRE BUILDING 1 - PERSPECTIVE VIEW
(NOT TO SCALE)



K-7 LOGISTICS CENTRE BUILDING 1 - FRONT ELEVATION
(NOT TO SCALE)



K-7 LOGISTICS CENTRE BUILDING 1 - SIDE ELEVATION
(NOT TO SCALE)



K-7 LOGISTICS CENTRE BUILDING 1 -
MATERIALS AND ELEVATIONS
(NOT TO SCALE)

COLOR PALETTE:

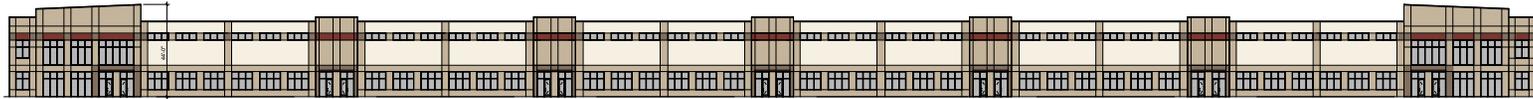


K-7 Logistics Centre - Bldg 1 & 2

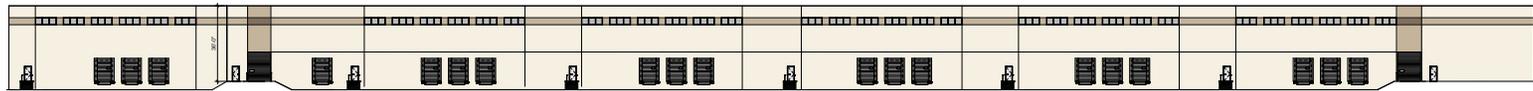
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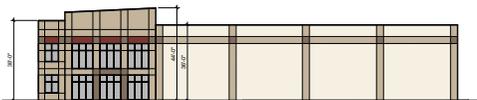
Building Elevations - Bldg. 2



K-7 LOGISTICS CENTRE BUILDING 2 - WEST VIEW
(NOT TO SCALE)



K-7 LOGISTICS CENTRE BUILDING 2 - EAST ELEVATION
(NOT TO SCALE)



K-7 LOGISTICS CENTRE BUILDING 2 - NORTH/SOUTH ELEVATION
(NOT TO SCALE)



K-7 LOGISTICS CENTRE BUILDING 2 - ENLARGED ELEVATION
(NOT TO SCALE)

COLOR PALETTE:

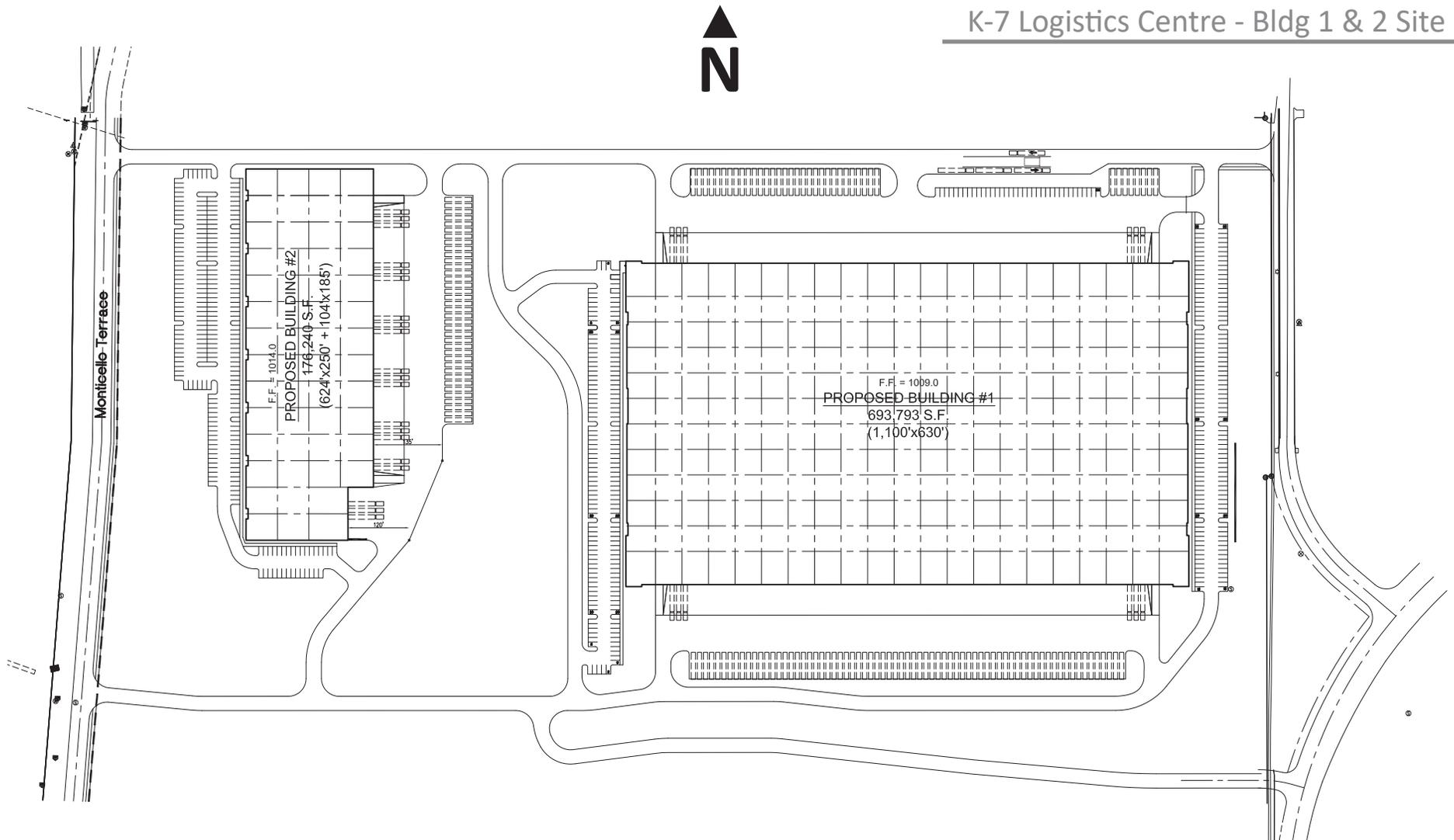


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K-7 Logistics Centre - Bldg 1 & 2 Site Plan



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

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Site Aerial



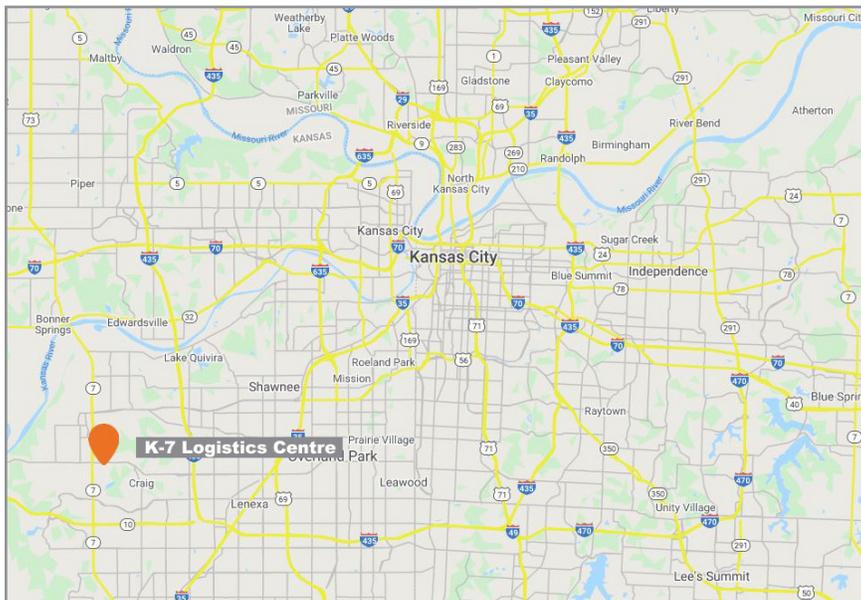
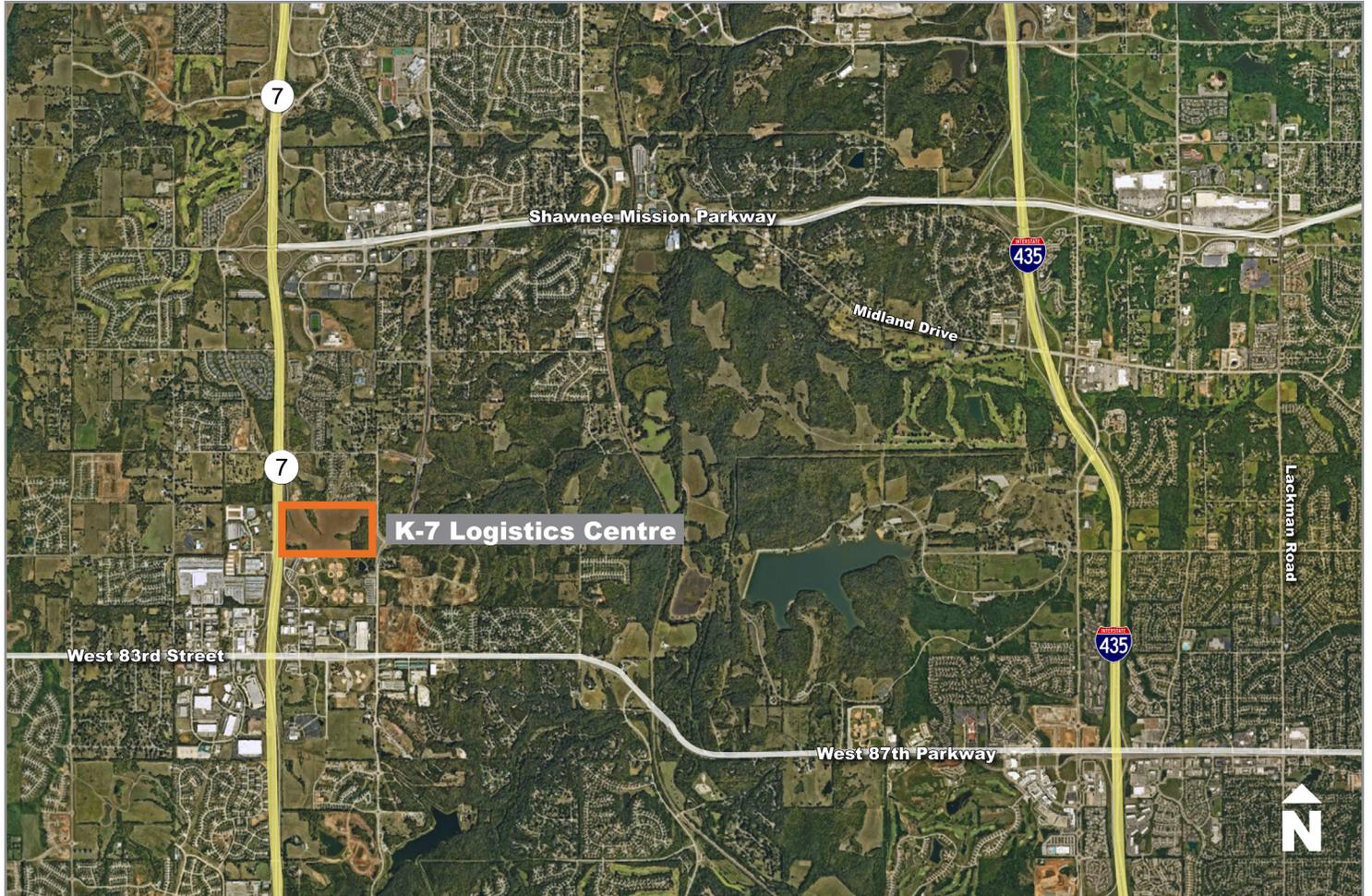
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