

# K-7 Logistics Centre

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

# For Lease



## Excellent Location

- 406,793 SF bulk cross-dock facility
- Modern tilt-wall construction; energy efficient low E reflective glass
- 36' clear height
- Cross-dock loading; 42 - 9'x10' dock-high doors with pit levelers, 14 additional block-outs 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:

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## Building Specifications

Address:	79th & K-7/Monticello Road, Shawnee, KS 66219
Building Size:	406,793 SF (700' North/South x 580' East/West)
Bay Size:	Storage bays are 50' 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 Specifications

**Loading:** 42 - 9'x 10' overhead dock doors and 4 - 12' x 16' motor operated drive-in doors. Dock equipment includes 45,000 lb. mechanical levelers, dock seals and dock lights with receptacles. 14 additional dock doors can be cut into the tilt-up panels.

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

**Parking:** Parking for 52 trailers and 391 cars. A future parking lot expansion is available for 50 trailers

**Zoning:** Planned Industrial District (PI)

**Utilities:** Natural Gas: Atmos Energy 4" HP Gas  
Water: WaterOne, 2" line services to the building  
Electricity: 32" Evergy Underground  
Sewer: Johnson County Wastewater

**Net Charges:**  
(2022 Estimates)

CAM:	\$0.35 PSF
INS:	\$0.06 PSF
RE TAXES*:	\$0.37 PSF
<u>CID Assessment**</u>	<u>\$0.20 PSF</u>
<b>Total:</b>	<b>\$0.98 PSF</b>

**\*RE Taxes &**  
**\*\*CID Assessment:**

\*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.

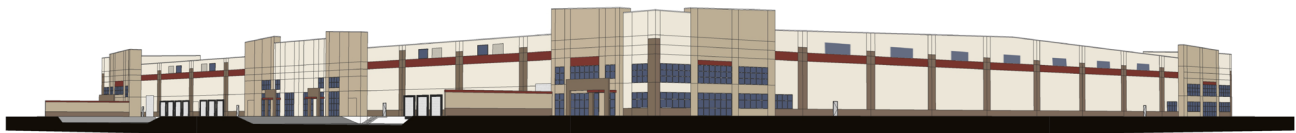
\*\*Included within the tax billing will be a separate charge for a potential improvement district (CID) assessment, which has yet to be filed, but will likely be between \$0.15 and \$0.25 PSF.

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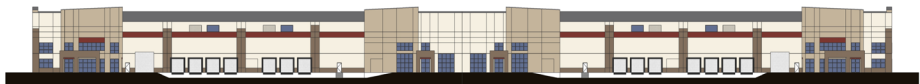
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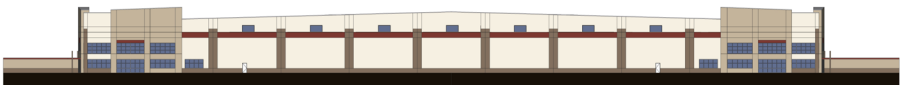
## Building Elevations



K7 LOGISTICS CENTRE BUILDING 2 - PERSPECTIVE VIEW  
(NOT TO SCALE)



K7 LOGISTICS CENTRE BUILDING 2 - SIDE ELEVATION  
(NOT TO SCALE)



K7 LOGISTICS CENTRE BUILDING 2 - FRONT ELEVATION  
(NOT TO SCALE)

COLOR PALETTE:



K7 LOGISTICS CENTRE BUILDING 2 -  
MATERIALS AND ELEVATIONS  
(NOT TO SCALE)



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## K-7 Logistics Centre Site Plan



4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

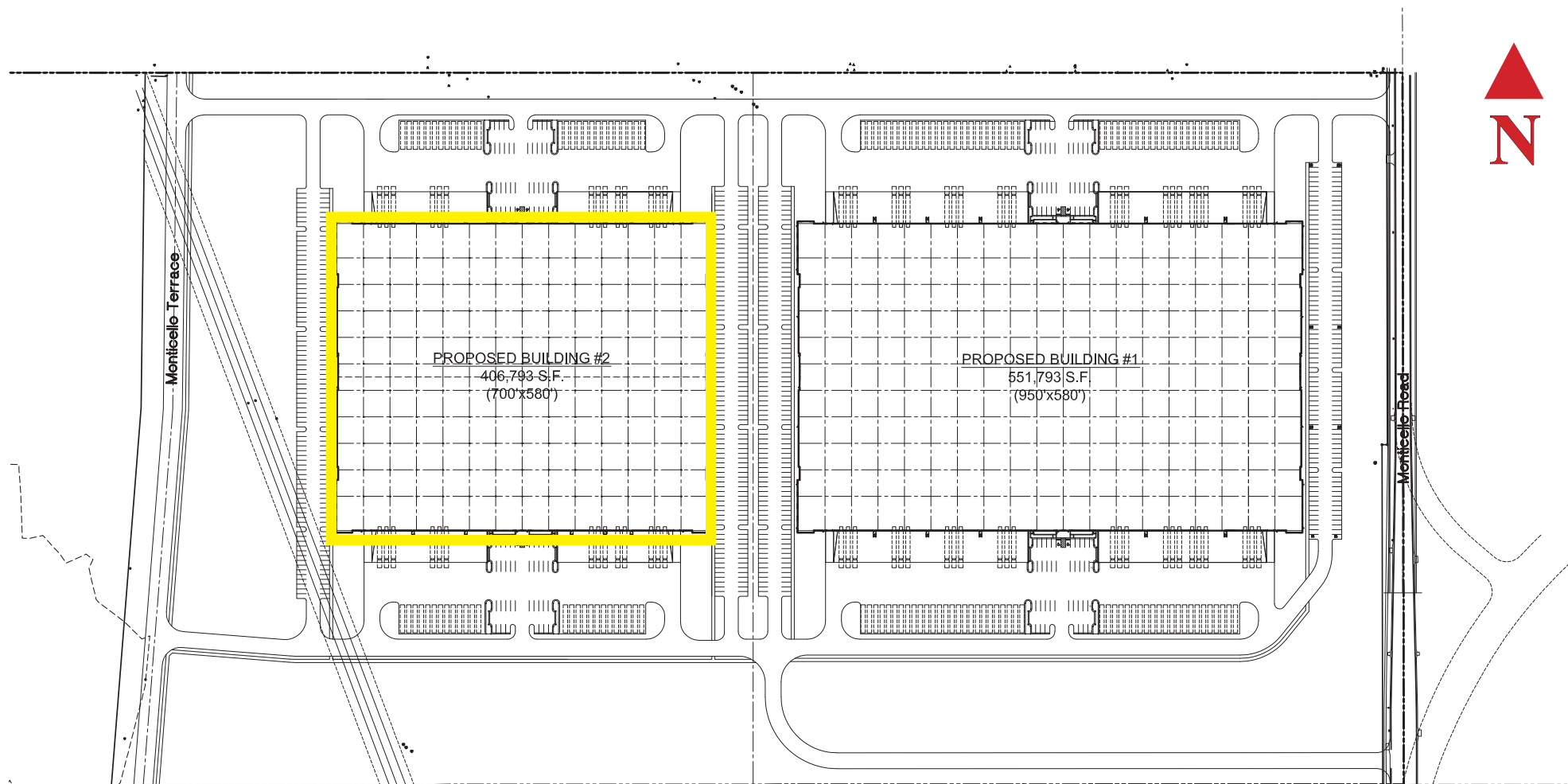
**BLOCK**  
REAL ESTATE SERVICES, LLC

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Site Aerial



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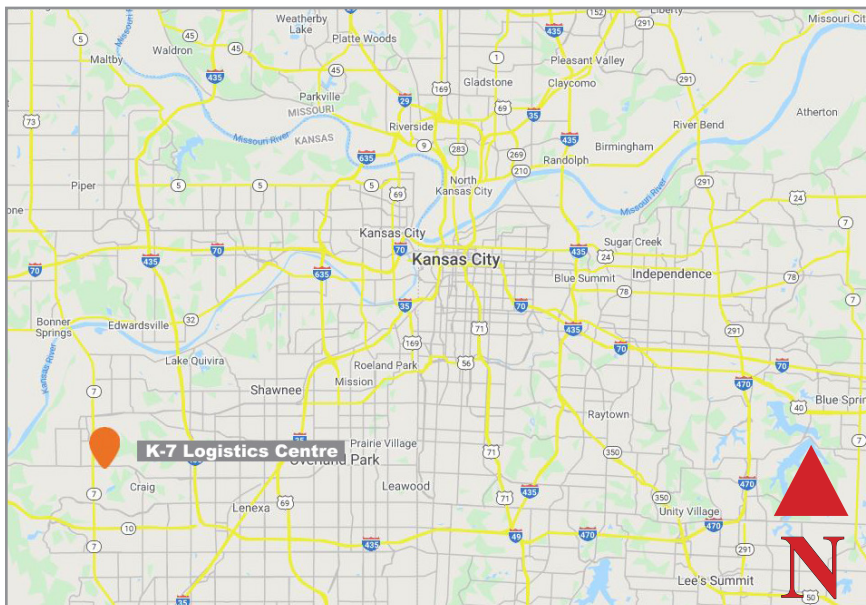
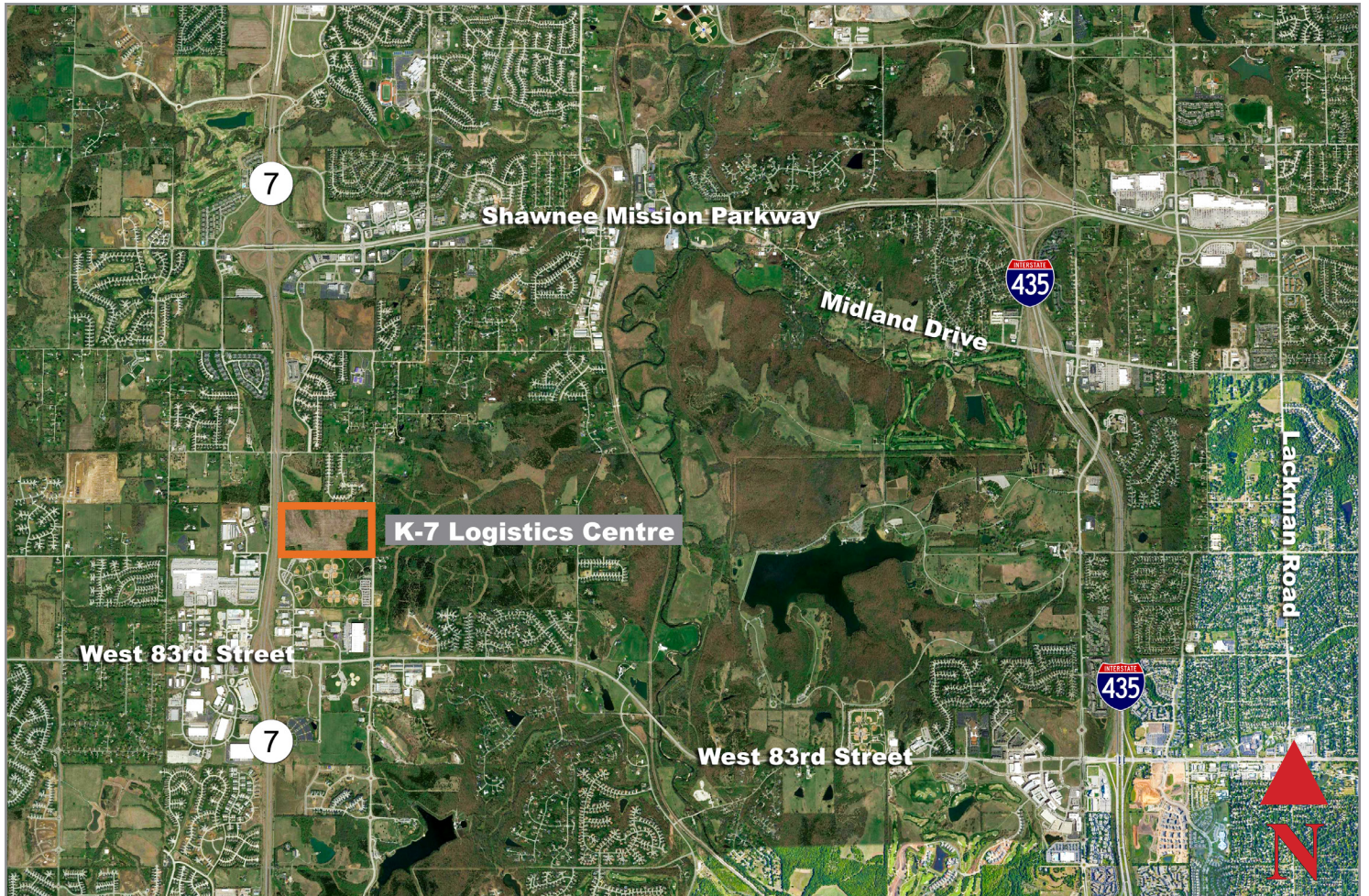
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