



## New Construction – Flex/Warehouse – College Blvd. & Renner Rd.

- 195,456 SF flex rear load facility
- Modern tilt-wall construction; energy efficient low E reflective glass
- 28' clear height
- Immediate access to I-35, I-435 and Highway 10 and Highway K-10
- LED high-bay lighting
- ESFR sprinkler system
- Real estate tax abatement PILOT for 10 years
- [Interior Photos](#)

## For more information:

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## Building Specifications

**Address:** 17167-17451 College Boulevard, Lenexa, KS 66219

**Size:** 195,456 SF, measuring 1060' by 180-184'

**Column Spacing:** 55'9" x 60-64'

**Ceiling Height:** 28' at south wall Column Line D  
28'-1" at Column Line C  
28'-0.5" at Column Line B  
32' at north wall Column Line A

Between C & D Girder – Joist Clear Height 28'-1"  
Between B & C Girder - Joist Clear Height 29'-4"  
Between A & B Girder – Joist Clear Height 30'-9"

**Floor Thickness:** 7" unreinforced, 4,000 PSI concrete on 4" of impacted granular fill material and a 15 mil vapor retarder throughout the entire floor slab

**HVAC:** Heated with 9 ceiling hung direct fired gas heaters and exhaust hoods for minimum ventilation requirements per code with design criteria of 55 degrees F at 0 degrees F outside

Louvers on the south wall and roof exhaust fans will be provided for minimum ventilation for the warehouse.

**Insulation:** R-11 stick pin insulation with white vinyl face is included from the roof deck down to 12' above the finish floor all around the warehouse

**Lighting:** LED High Bay light fixtures with motion sensors for an average of 25 FC at 36" a.f.f. throughout the warehouse

LED wall pack fixtures mounted on the building and single head fixtures mounted on poles to provide lighting for auto parking and truck loading/maneuvering areas

**Roof:** 45-60 mil TPO mechanically fastened with insulation value of R-20/25

**Electric Service:** 3000-amp of 480 V, 3-phase electrical service which enters the building at the south elevation in the center of the building.

## Building Specifications Cont.

**Phone and Fiber:** 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, Sprint, TW Telecom, Zayo Fiber, and Time Warner. Most providers can provide service to this building/park, as there is "Dark Fiber" in the street as well. Cable is provided by Time Warner.

**Truck Court:** Rear loaded 124' truck court.

**Fire Sprinkler:** Hydraulically calculated E.S.F.R. fire protection system with an electric fire pump designed in accordance with NFPA 13; design is based on a flow test of 84 PSI static, 68 PSI residual, flowing at 1,363 GPM. A fire pump system is included and there will be 16 hose valves on various columns in the warehouse. It is designed for E.S.F.R. protection of Class I – IV commodities stored to a maximum storage height of 28' and a maximum deck height of 35'

**Loading:** 30) docks w/ mechanical #45k levelers, dock seals, bumpers, LED lights w/ receptacles  
30) blockouts  
5) 12x14' drive-in doors w/ 65' ramps  
123' dock area w/ 65' dock apron

**Parking:** 323 cars (1.65 per 1,000 SF). Trailer parking or additional auto parking available at the unused dock/block-outs

**Zoning:** BP-2 Planned Manufacturing

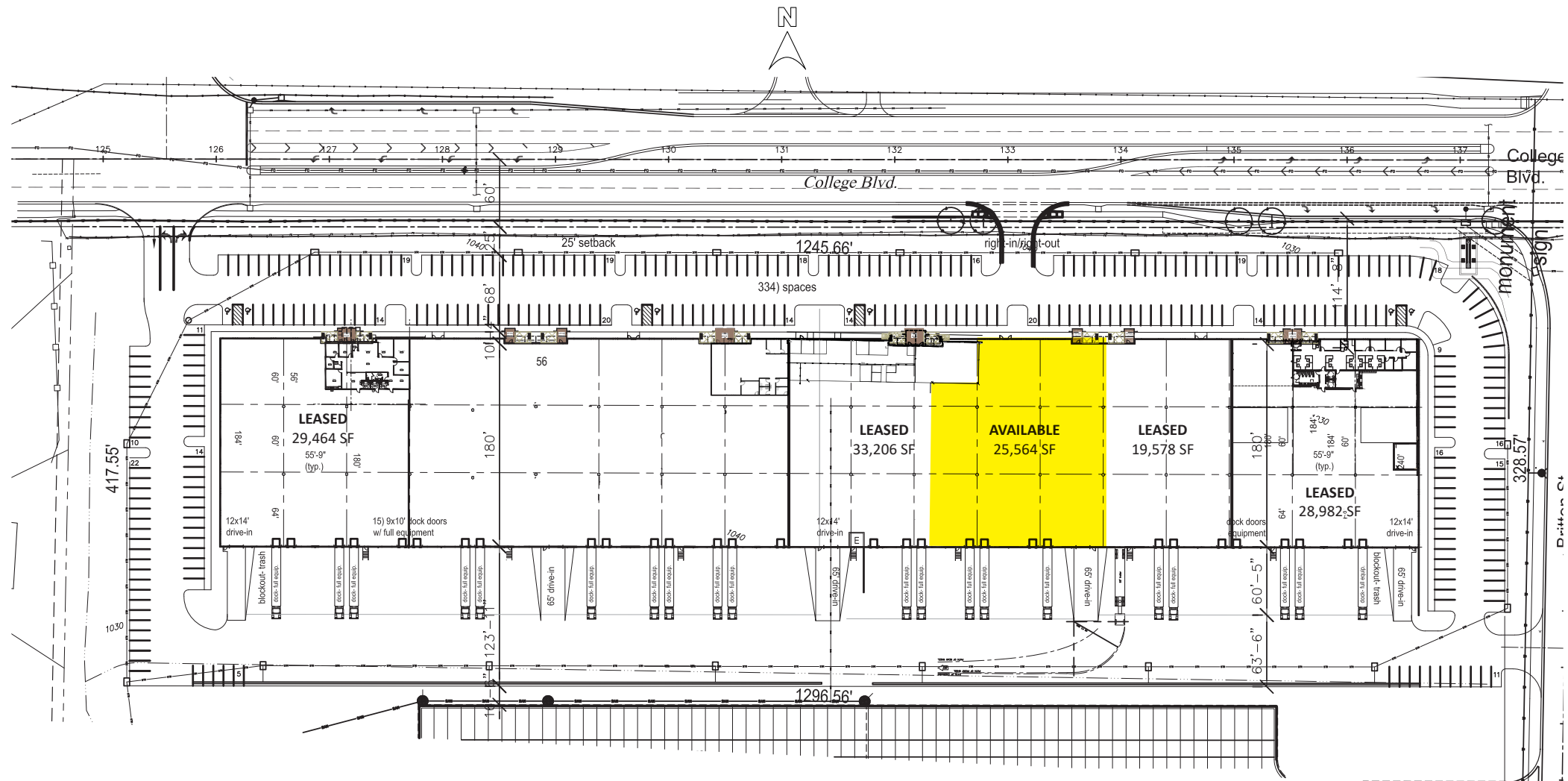
|   |                   |               |  |
|---|-------------------|---------------|--|
| <b>Net Charges:</b><br>(2025 Estimates) | <b>CAM:</b>       | <b>\$0.72</b> | <i>*Real Estate taxes are estimated based upon 1) Fixed PILOT payments per a negotiated abatement agreement with the City of Lenexa; 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.</i> |
|   | <b>INS:</b>       | <b>\$0.37</b> |  |
|   | <b>RE TAXES*:</b> | <b>\$1.18</b> |  |
|   | <b>Total:</b>     | <b>\$2.27</b> |  |

**Note:** Interchange improvements at I-35 and 119th Street will be made 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.

# Lenexa Logistics Centre - S8

17167-17451 College Boulevard, Lenexa, KS 66219

# For Lease



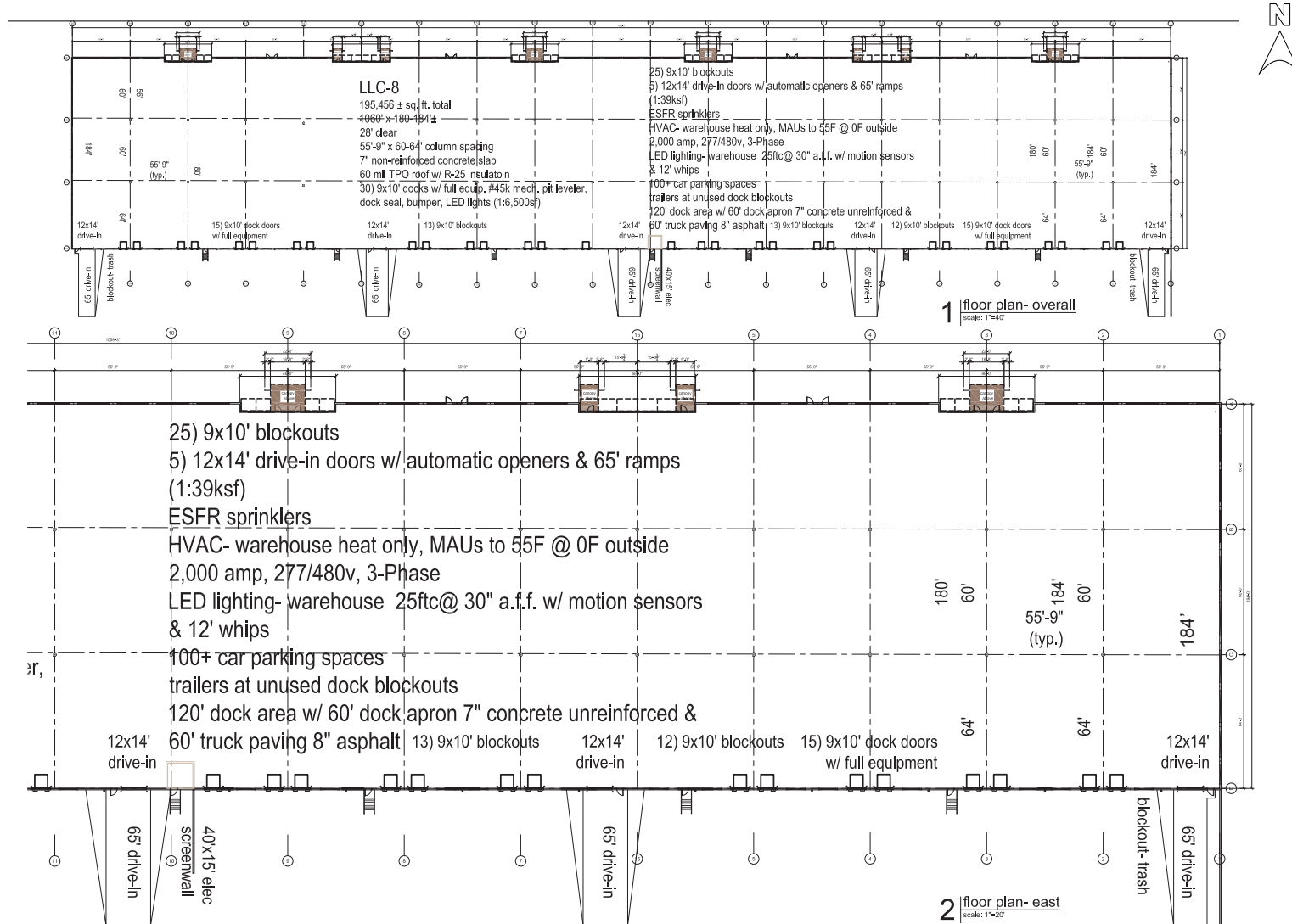
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**BLOCK**  
REAL ESTATE SERVICES, LLC

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## Lenexa Logistics Centre

College Blvd. & Renner Blvd.  
Lenexa, Kansas

|        |               |   |
|--------|---------------|---|
| LOT# 2 | Light Ind.    | 72,000 SF<br>450' x 160'<br>6.0± Acres        |
| LOT# 3 | Light Ind.    | 60,262 SF<br>5.6± Acres                       |
| LOT# 4 | Mid-Bulk Ind. | 260,707 SF<br>616' x 420'<br>15.0± Acres      |
| LOT# 5 | Mid-Bulk Ind. | 354,055 SF<br>763' x 430'<br>18.16± Acres     |
| LOT# 6 | Mid-Bulk Ind. | 180,033 SF<br>550' x 280'<br>11.0± Acres      |
| LOT# 7 | Mid-Bulk Ind. | 401,198 SF<br>926.5' x 432'<br>21.6± Acres    |
| LOT# 8 | Light Ind.    | 195,456 SF<br>1060' x 108-184'<br>12.2+ Acres |

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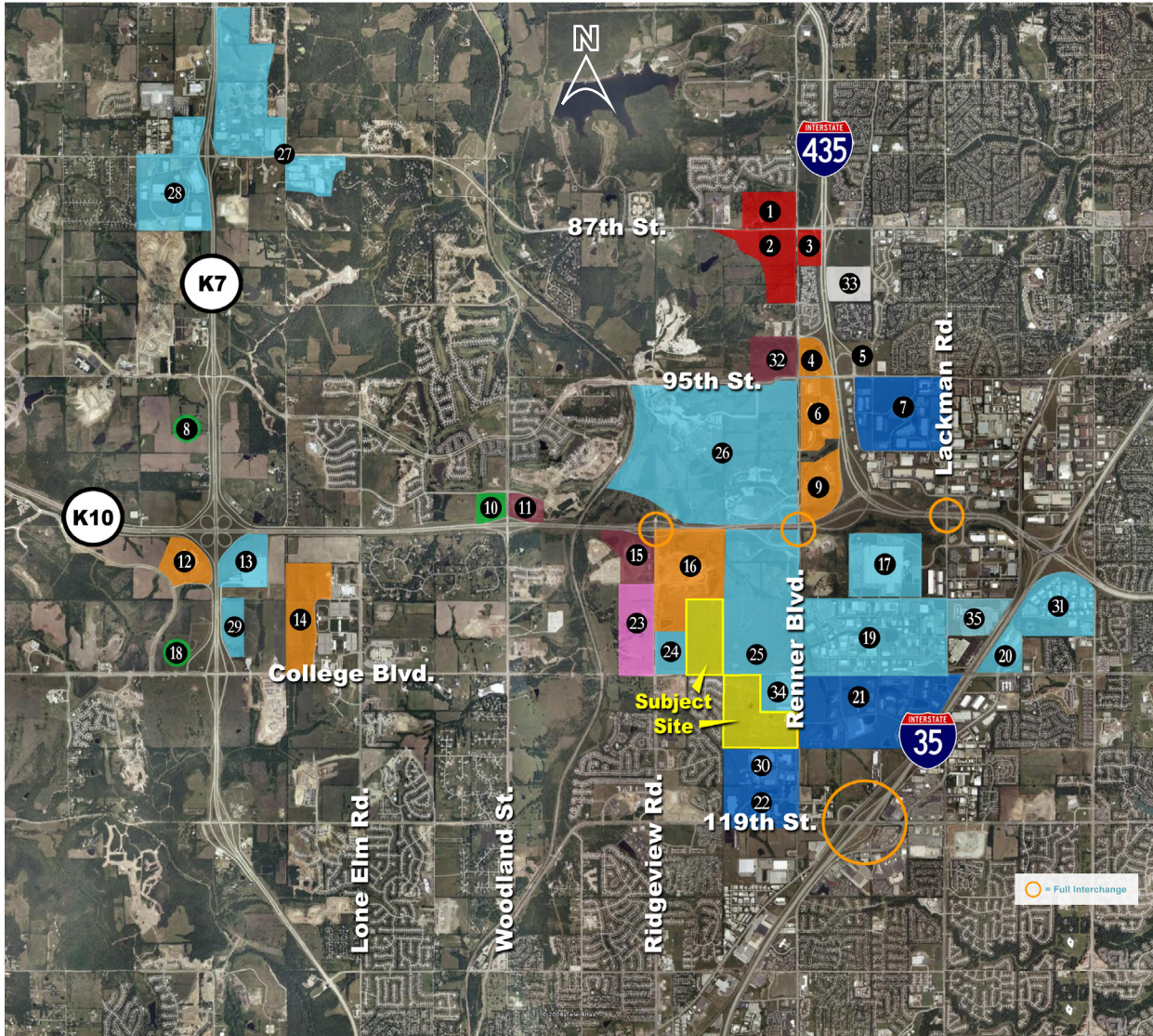
Highway Access / Nearby Interchanges



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## Legend

- 1 City Center North Village (Proposed) Renner & 87th St. NWC
- 2 City Center Lenexa (Proposed) Renner & 87th St. SWC
- 3 City Center East Village (Proposed) 87th & I-435 SWC
- 4 Renner Corporate Centre I & II I - 435 & 95th St. NWC (Kiewit Power Construction Phase 1)
- 5 Grundfos Pump Corporation Office HQ (Planned) - I-435 & 95th St. NEC
- 6 Renner Ridge Corporate Centre - I-435 & 95th St. SWC
- 7 Kansas Commerce Center - I-435 & 95th St. SEC
- 8 Shawnee Mission Medical Center - K-7 & Prarie Star PKWY (Phase 1 Under Construction)
- 9 LabOne - K-10 & Renner NWC
- 10 St. Luke's Hospital (Proposed) - K-10 & Woodland NWC
- 11 Falcon Valley Shopping Center (Proposed) - K-10 & Woodland NEC
- 12 Honeywell - K-7 & K-10 SWC
- 13 Aldi's Distribution Center - K-7 & K-10 SEC
- 14 Kansas Bioscience Park - College W of Woodland
- 15 Ridgeview Marketplace Shopping Center (Proposed) - K-10 & Ridgeview SWC
- 16 Corporate Ridge Office Park - K-10 & Ridgeview SEC
- 17 JC Penny Distribution Center - Lackman & 105th St.
- 18 Olathe Medical Center (Proposed) - K-7 & College NWC
- 19 Mid America Industrial Park - Lackman & College
- 20 College Crossing Business Park - College & Strangline Rd.
- 21 Southlake Technology Park - College & Renner SEC
- 22 119th Street Technology Park - Renner & 119th St.
- 23 Soccer Complex (Proposed) - Ridgeview & College NWC
- 24 Ridgeview Corporate Centre - Ridgeview & College NEC
- 25 Business Park Development - College & Renner NEC
- 26 Meritex Underground - K-10 & Renner NWC
- 27 Shawnee Warehouse Industrial - 83rd St. & Monticello NWC
- 28 Perimeter Park (Wh/Ind) - K-7 & 83rd St. SWC
- 29 K-10 Commerce Centre - K-10 & College NEC
- 30 Renner Business Center - Renner & 116th St.
- 31 Mid America East Industrial Park - Pflumm & 108th St.
- 32 Prairie Creek Retail Center - Renner & 95th St. NWC
- 33 Lenexa Apartments - I-435 & 87th Street SEC
- 34 College & Renner Corporate Center - Renner & College SWC
- 35 UPS Customer Center



## Nearby Amenities

|              |                                  |                               |
|--------------|----------------------------------|-------------------------------|
| Restaurants: | A&W All-American Food            | McDonald's                    |
|              | Applebee's                       | Noodles & Company             |
|              | Arby's                           | Oklahoma Joe's BBQ & Catering |
|              | Asian Pearl                      | Old Chicago                   |
|              | Baskin-Robbins                   | Panda Express                 |
|              | Buffalo Wild Wings               | Panera Bread Co.              |
|              | China Cafe                       | Pie Five                      |
|              | Chipotle Mexican Grill           | Planet Sub                    |
|              | Cracker Barrel Old Country Store | Popeye's Louisiana Kitchen    |
|              | Firehouse Subs                   | Schlotzsky's Deli             |
|              | Harus Steak Sushi Place          | Sonic Drive-In                |
|              | Houlihan's                       | Starbucks                     |
|              | IHOP                             | Subway                        |
|              | Jack in the Box                  | Sylas & Maddy's Ice Cream     |
|              | Jason's Deli                     | Taco Bueno                    |
|              | Jimmy John's                     | Taqueria Mexico               |
|              | Joe's Kansas City BBQ of Olathe  | That's A Wrap                 |
|              | Johnny's Italian Steakhouse      | Uncle Buck's Grill            |
|              | LongHorn Steakhouse              | Weis Super Buffet             |
|              |                                  | Zio's Italian Kitchen         |

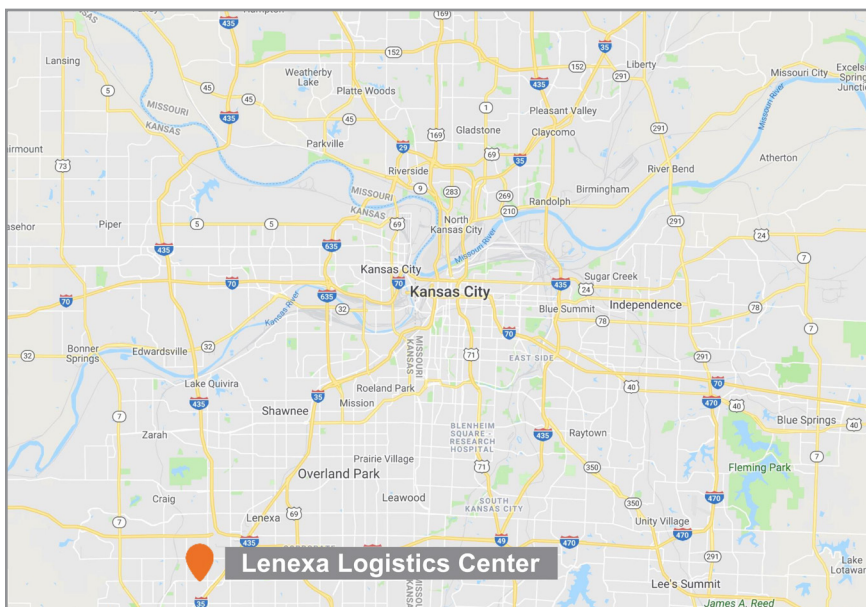
|           |                          |                          |
|-----------|--------------------------|--------------------------|
| Shopping: | Bass Pro Shops           | Kansas Sampler           |
|           | Basset Furniture Direct  | LifeWay Christian Stores |
|           | Bed Bath & Beyond        | Mattress Firm            |
|           | Best Buy                 | OfficeMax                |
|           | CVS Pharmacy             | Old Navy                 |
|           | Dick's Sporting Goods    | Pier 1 Imports           |
|           | Famous Footwear          | RadioShack               |
|           | Furniture Mall of Kansas | Ross Dress For Less      |
|           | GameStop                 | Sprint                   |
|           | Half Price Books         | Super Target             |
|           | Home Depot               | Verizon Wireless         |
|           | Hy-Vee                   |                          |

|         |                           |                           |
|---------|---------------------------|---------------------------|
| Hotels: | Comfort Suites            | Hilton Garden Inn         |
|         | Fairfield Inn by Marriott | Holiday Inn Express       |
|         | Hampton by Hilton         | Residence Inn by Marriott |

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