

Lenexa Logistics Centre South Building 8

17167-17451 College Boulevard, Lenexa, KS 66219

For Lease



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

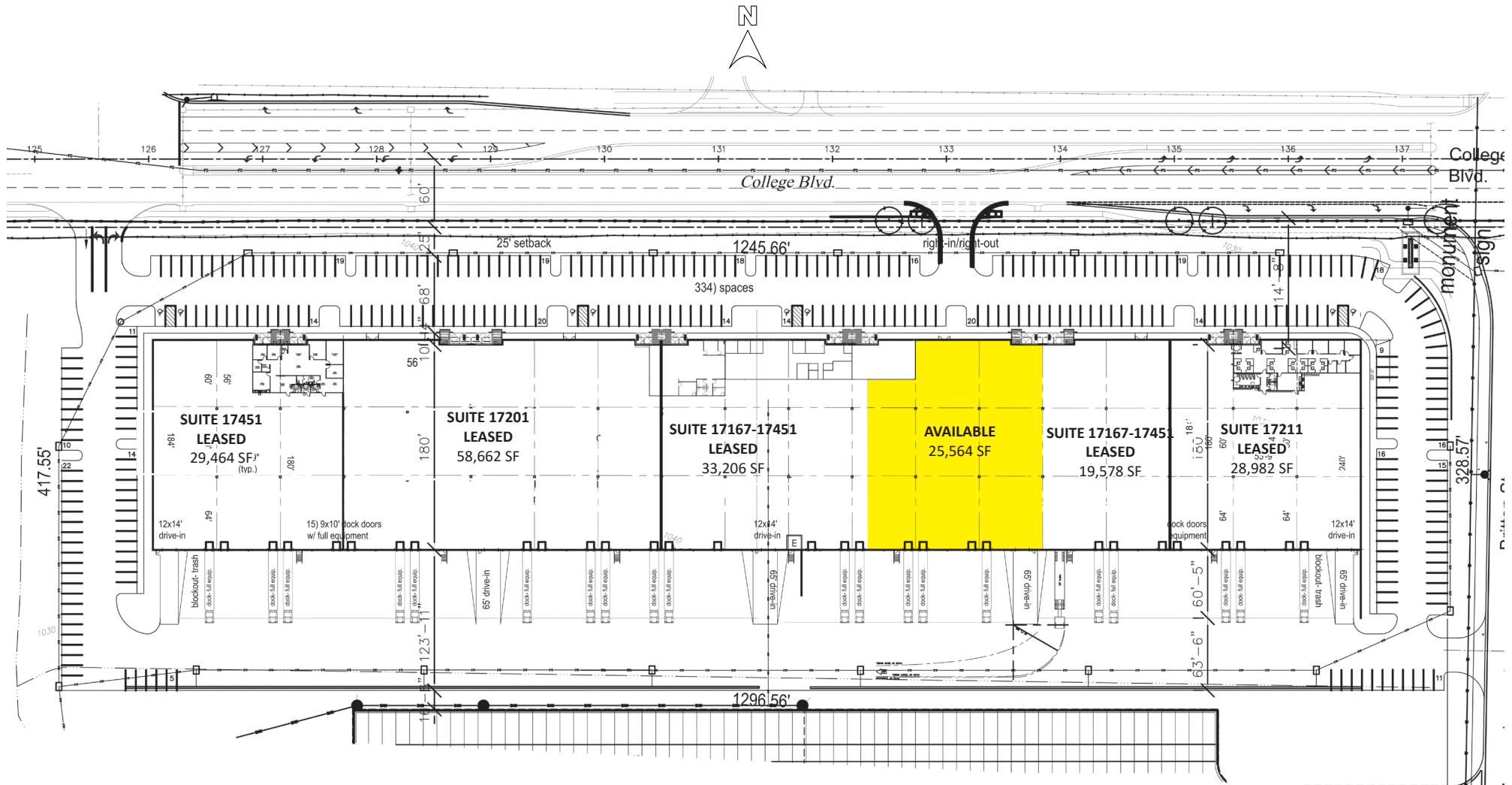
Net Charges: (2025 Estimates)	CAM:	\$0.72	<i>*Real Estate taxes are estimated based upon 1) Fixed PILOT payments per a negotiated abatement agreement with the City of Lenexa; 2) Other tax levies and specials that are not eligible for abatement; and 3) the estimated maximum Special Benefit District (SBD) payment(s) assessed against the property.</i>
	INS:	\$0.37	
	RE TAXES*:	\$1.18	
	Total:	\$2.27	

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.

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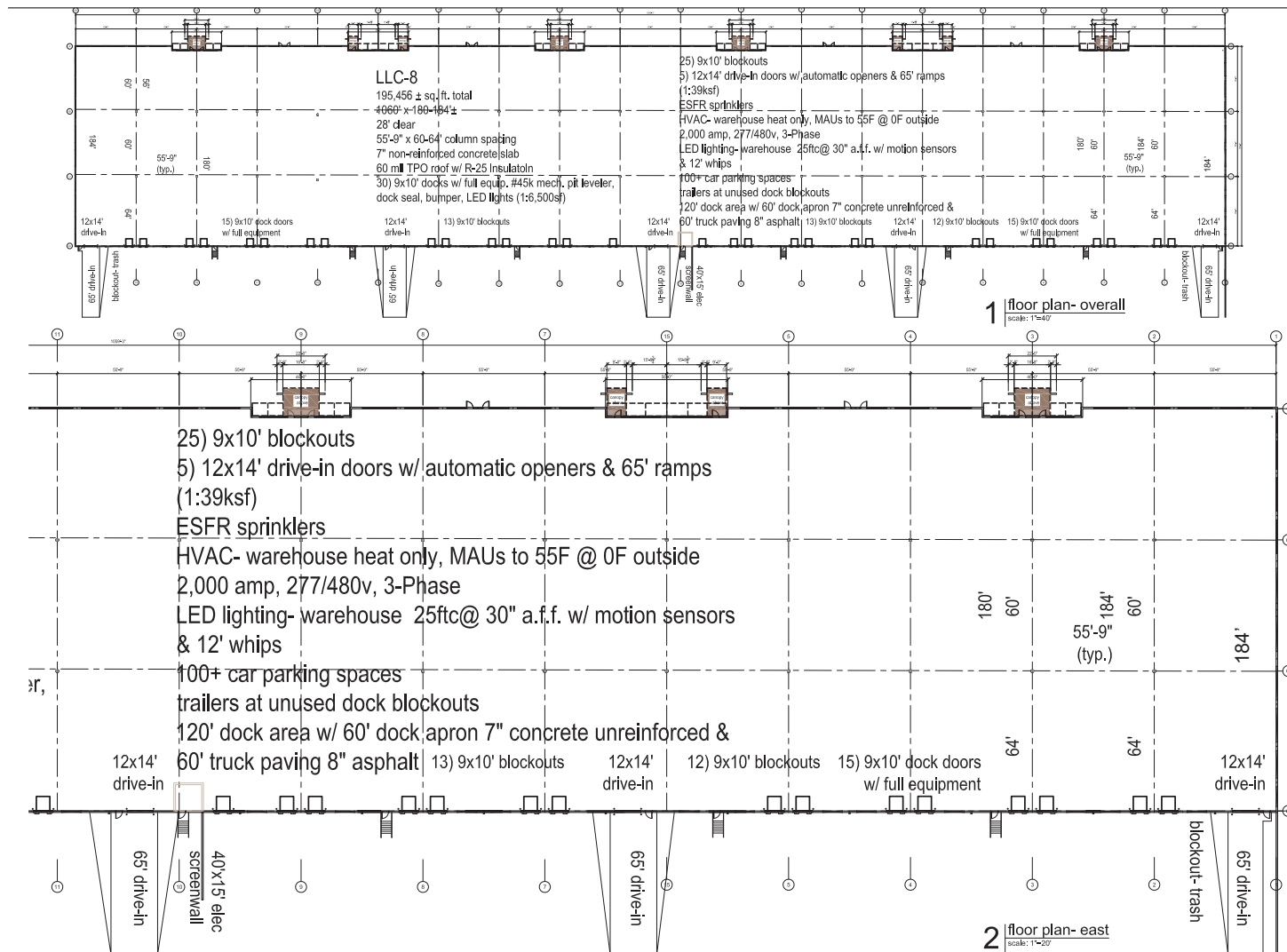
For Lease



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

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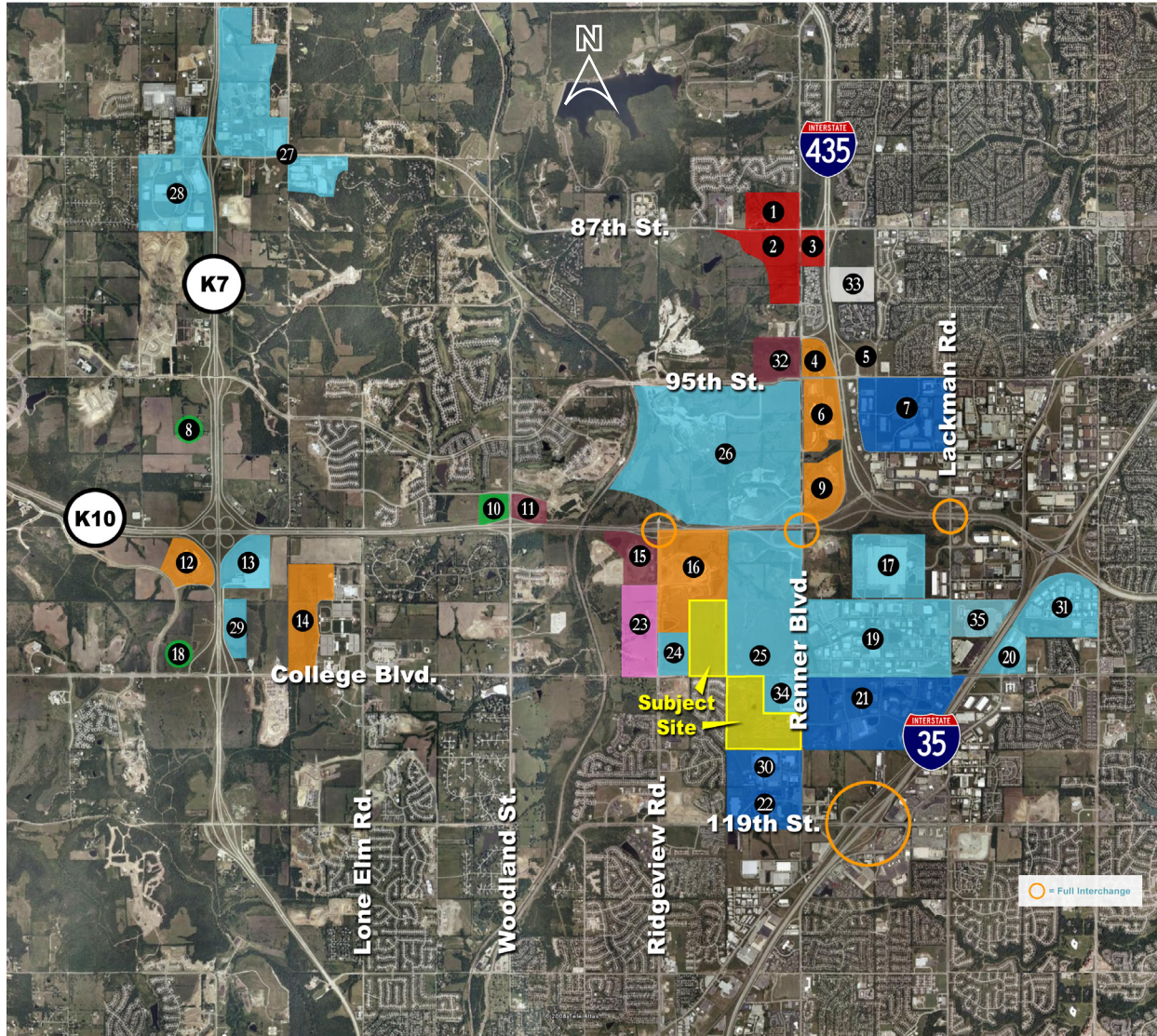
Highway Access / Nearby Interchanges



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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 & Prairie 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
 Applebee's
 Arby's
 Asian Pearl
 Baskin-Robbins
 Buffalo Wild Wings
 China Cafe
 Chipotle Mexican Grill
 Cracker Barrel Old Country Store
 Firehouse Subs
 Harus Steak Sushi Place
 Houlihan's
 IHOP
 Jack in the Box
 Jason's Deli
 Jimmy John's
 Joe's Kansas City BBQ of Olathe
 Johnny's Italian Steakhouse
 LongHorn Steakhouse

McDonald's
 Noodles & Company
 Oklahoma Joe's BBQ & Catering
 Old Chicago
 Panda Express
 Panera Bread Co.
 Pie Five
 Planet Sub
 Popeye's Louisiana Kitchen
 Schlotzsky's Deli
 Sonic Drive-In
 Starbucks
 Subway
 Syllas & Maddy's Ice Cream
 Taco Bueno
 Taqueria Mexico
 That's A Wrap
 Uncle Buck's Grill
 Weis Super Buffet
 Zio's Italian Kitchen

Shopping:

Bass Pro Shops
 Basset Furniture Direct
 Bed Bath & Beyond
 Best Buy
 CVS Pharmacy
 Dick's Sporting Goods
 Famous Footwear
 Furniture Mall of Kansas
 GameStop
 Half Price Books
 Home Depot
 Hy-Vee

Kansas Sampler
 LifeWay Christian Stores
 Mattress Firm
 OfficeMax
 Old Navy
 Pier 1 Imports
 RadioShack
 Ross Dress For Less
 Sprint
 Super Target
 Verizon Wireless

Hotels:

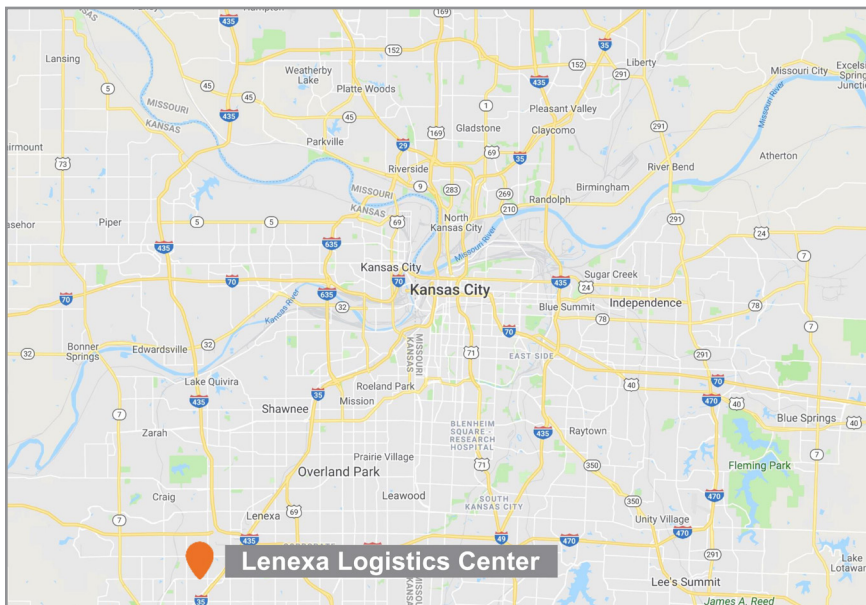
Comfort Suites
 Fairfield Inn by Marriott
 Hampton by Hilton

Hilton Garden Inn
 Holiday Inn Express
 Residence Inn by Marriott

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