

# 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

<b>Net Charges:</b> (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>	

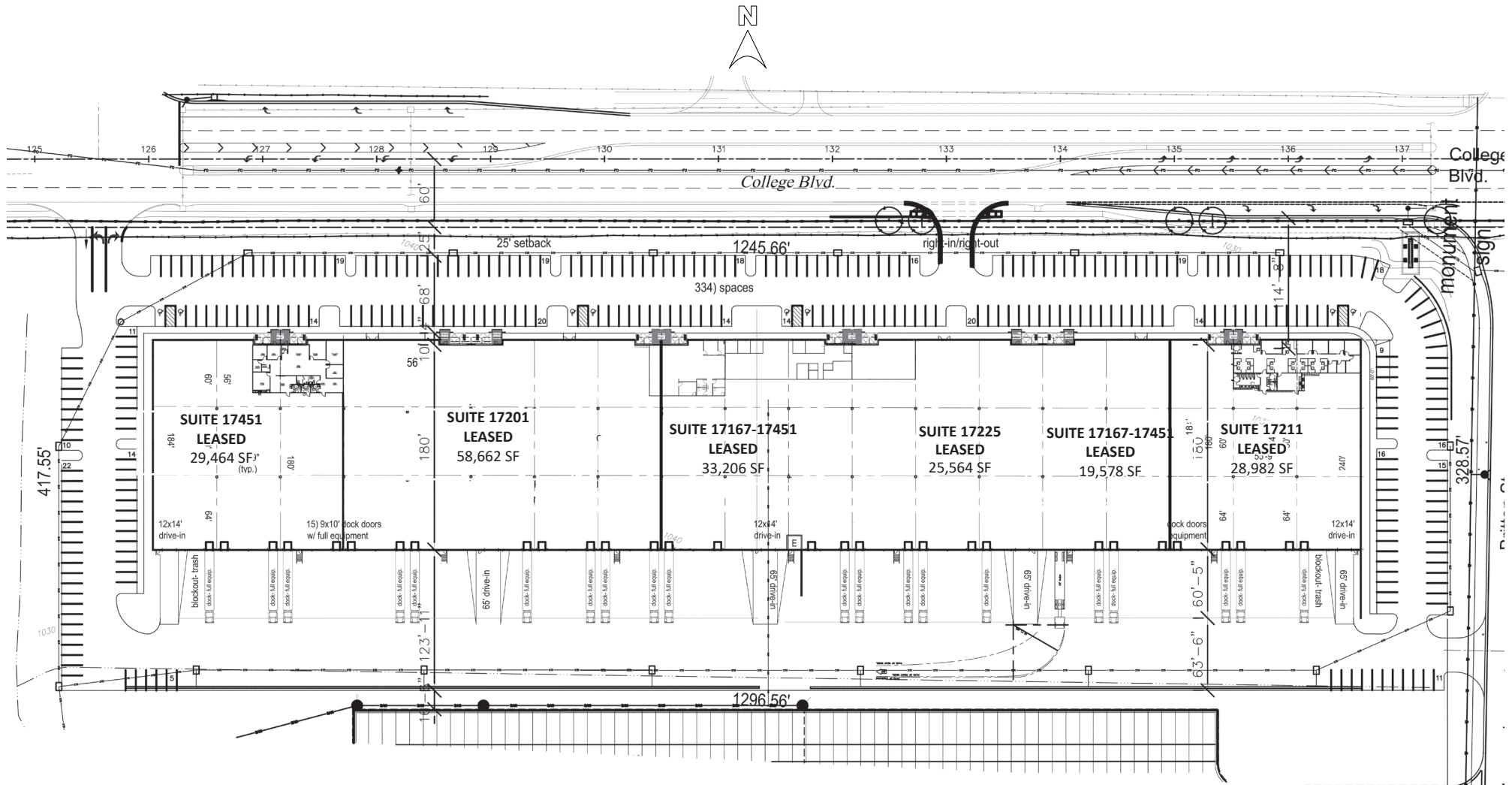
**Note:** Interchange improvements at I-35 and 119th Street will be made to help ease congestion. The overpass will become a diverging diamond, allowing for traffic flow and safety enhancements. Travel lanes will also be added on 119th Street and turn lanes will be added to I-35 exit ramps.



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

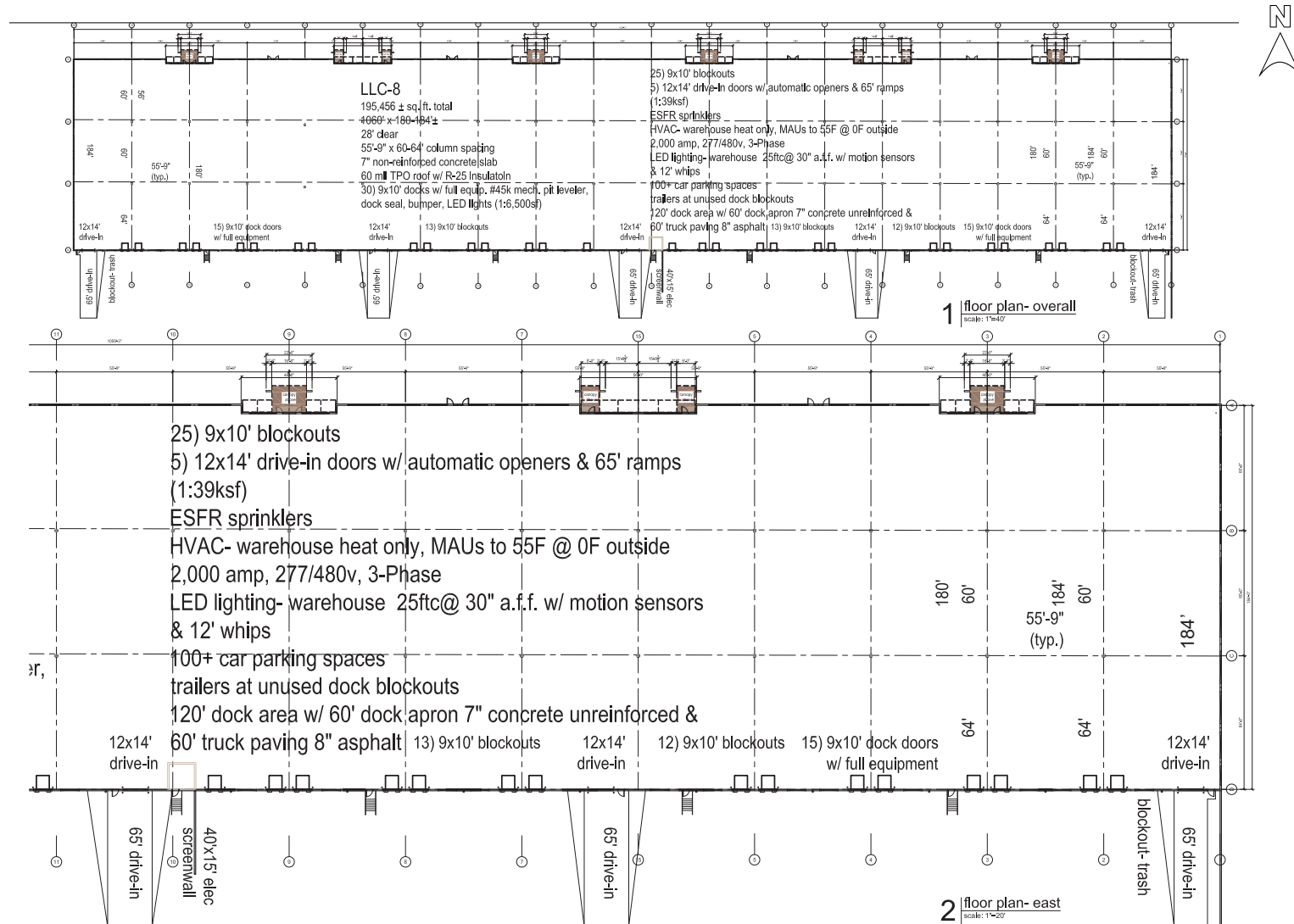
**BLOCK**  
REAL ESTATE SERVICES, LLC



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## 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

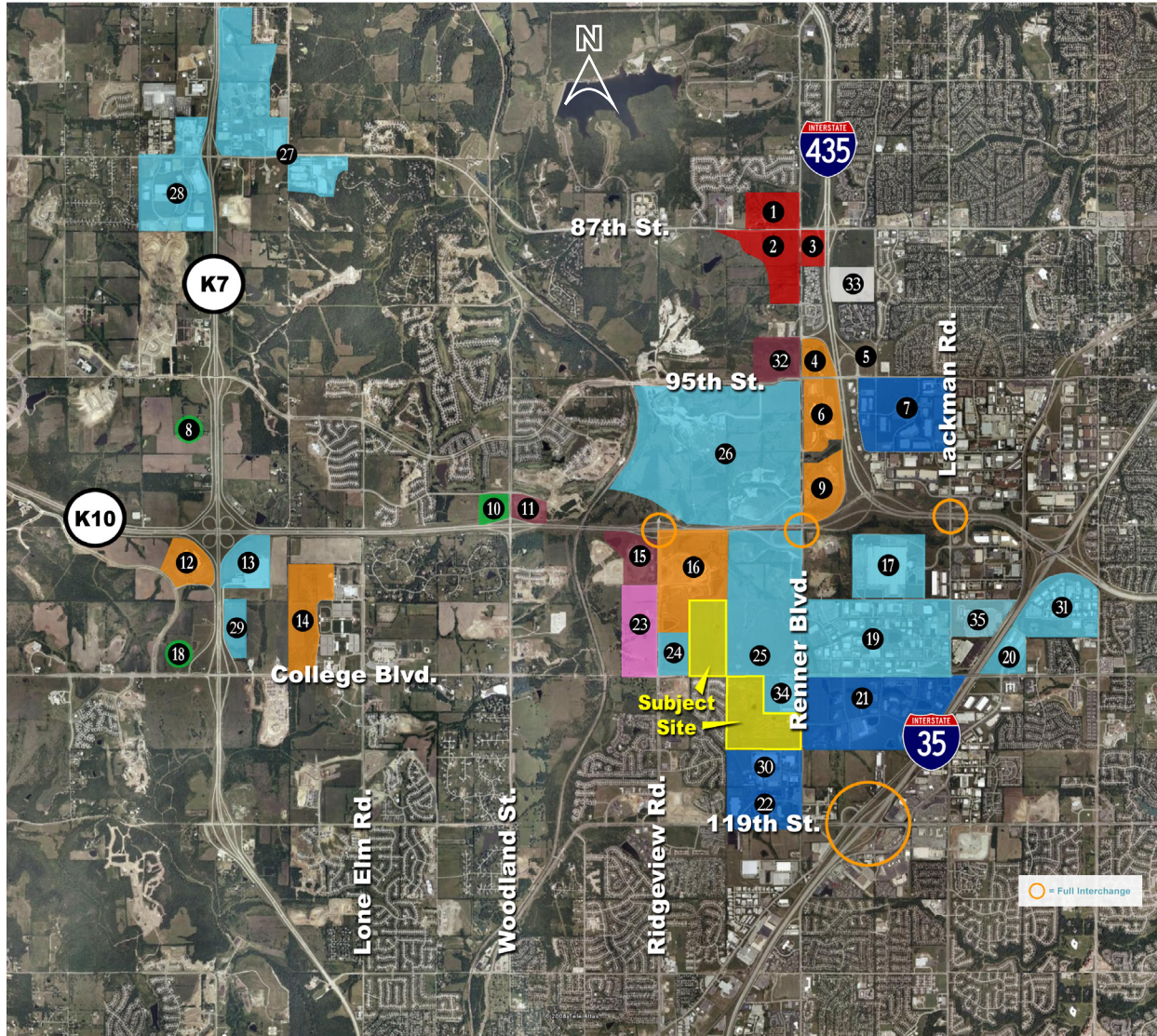




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## Legend

- 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  
Sylas & 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

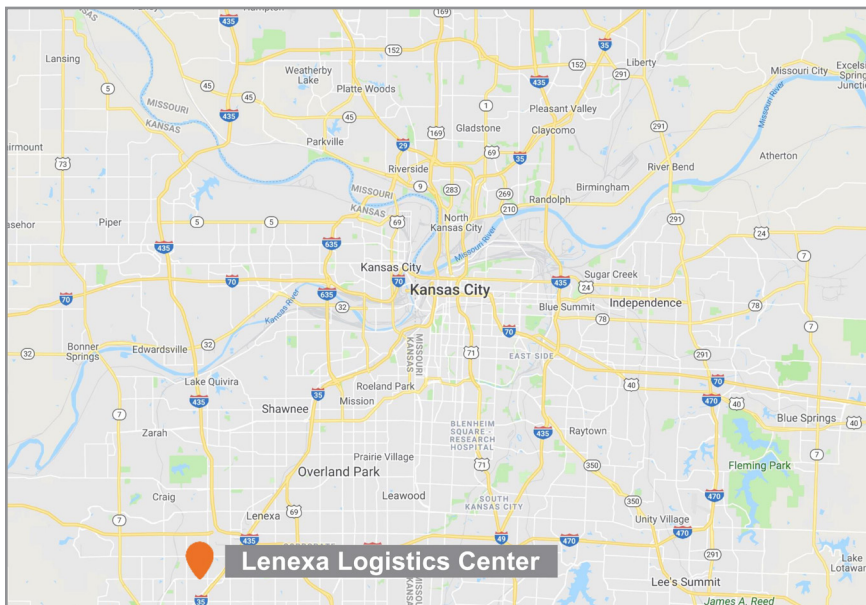
Hilton Garden Inn  
Holiday Inn Express  
Residence Inn by Marriott



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