

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](#)

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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

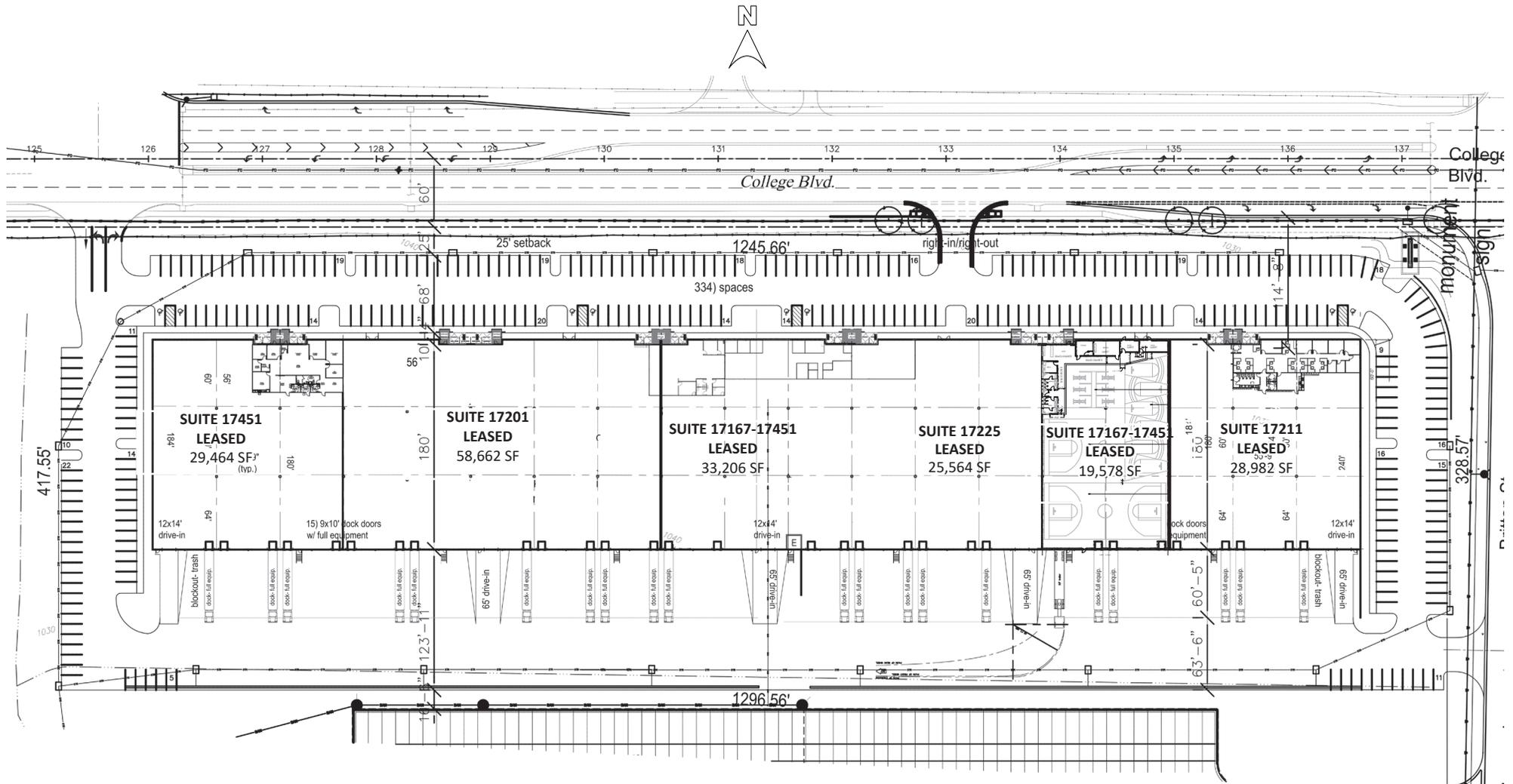
Net Charges: (2026 Estimates)	CAM:	\$1.12	<i>*Real Estate taxes are estimated based upon 1) Fixed PILOT payments per a negotiated abatement agreement with the City of Lenexa; 2) Other tax levies and specials that are not eligible for abatement; and 3) the estimated maximum Special Benefit District (SBD) payment(s) assessed against the property.</i>
	INS:	\$0.42	
	RE TAXES*:	\$1.15	
	Total:	\$2.69	

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

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

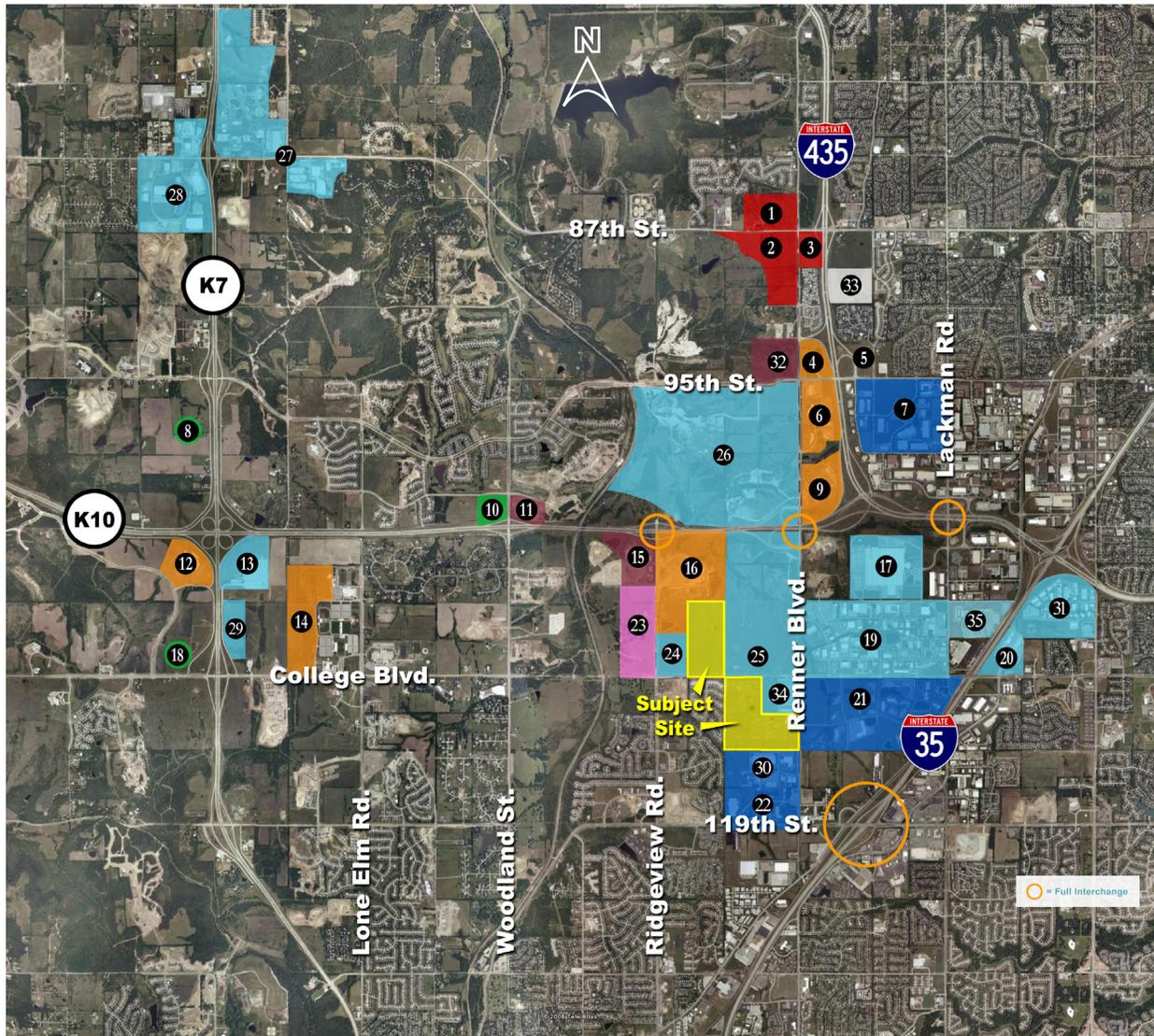


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Legend

- 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 & 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	

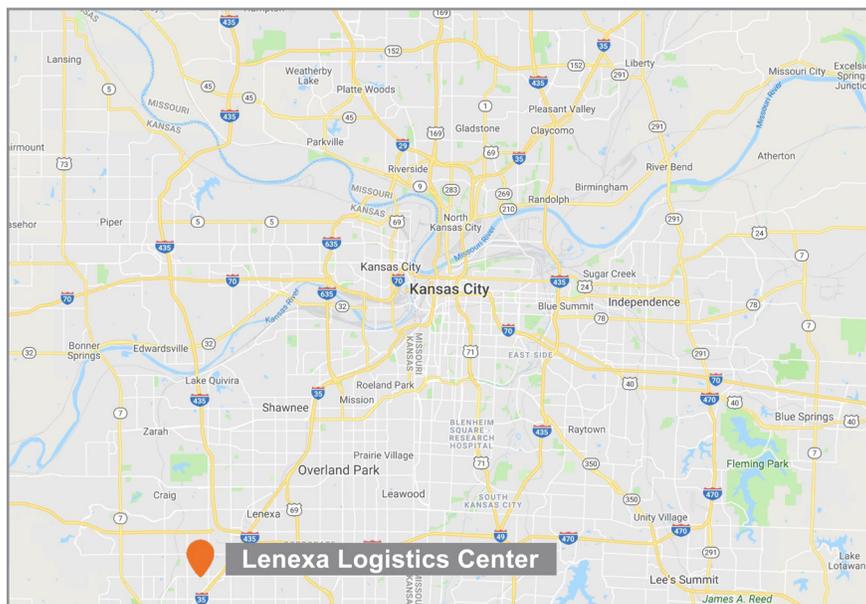
Hotels:

Comfort Suites	Hilton Garden Inn
Fairfield Inn by Marriott	Holiday Inn Express
Hampton by Hilton	Residence Inn by Marriott

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