



Located along K-7 Between K-10/I-35 and I-70

- 257,615 SF rear-loaded distribution building
- Modern tilt-wall construction; energy efficient low-E reflective glass
- Four drive-in loading doors (at the four corners)
- 32' clear height
- 27- 9' x 10' dock-high doors with pit levelers, 30 additional block-outs and 2 – 12' x 14' drive-in doors
- Ample customer/employee parking – 295 cars
- Energy efficient LED lighting
- Immediate access to K-7 with quick access to K-10, I-435, I-35 and I-70
- Attractive incentives package negotiated with Shawnee – 10 year fixed PILOT payment at \$0.37 PSF

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Building Specifications

Address:	23555 West 43rd Street, Shawnee, KS 66226
Building Size:	257,615 SF (996' x 260')
Land Area:	30.26 acres
Zoning:	Planned Industrial district (PI)
Parking:	295 cars, 73 trailer positions, not counting future dock block-outs. 135' concrete trailer court total, with a 60' concrete apron and 60' trailer parking, total of 195'
Bay Size:	Dock/Speed Bays are 52'-0" x 60' and Storage Bays are 52'-0" x 50'
Roof:	45 mil TPO mechanically fastened roof system with an insulation value of R-20
Floors:	Concrete floors shall be 7" unreinforced, 4,000 PSI concrete on 4" of compacted granular fill material and 15 mil vapor retarder under the entire floor slab
Heating:	Heated with three (3) roof-mounted gas fired make-up air units (MAU), with design criteria of 50°F at 0°F outside
Fire Sprinkler:	A complete hydraulically calculated E.S.F.R. fire protection system with an electric fire pump, designed in accordance with NFPA 13. The design is based on a flow test of 60 psi static, 50 psi residual, flowing at 1,800 gpm. A fire pump system and associated accessories will be located in the pump room. The wet pipe system is designed for ESFR protection of class I-IV commodities stored to a maximum storage height of 35' and a maximum deck height of 40'. Eighteen (18) hose valves have been included on various columns in the warehouse
Lighting:	Warehouse lighting is LED F-Bay light fixtures with motion sensors for an average of 25FC throughout the warehouse based on an "open area" plan
Exterior Lighting:	LED wall packs at the car and trailer/truck parking and maneuvering areas along with LED pole lights
Insulation:	R-11 stick pin from the bottom of the roof deck down to 12'-0" above finished floor on the perimeter walls.
Electrical Service:	3,000 – amp, 277/480 volt electrical service provided near the center of the north elevation
Column Spacing:	54'6" East-West (except end bayspace 50') by 50' North-South except speed bays are 60'

Building Specifications

Loading (27) 9' x 10' overhead dock doors and two (2) 12'x14' drive-in motor operated doors. Dock pits at all dock doors with 45,000# mechanical levelers, dock seals, and dock lights with receptacles. The tilt-up panels provide up to thirty (30) additional dock doors that can be cut in at the block-outs

Clear Height: 32'

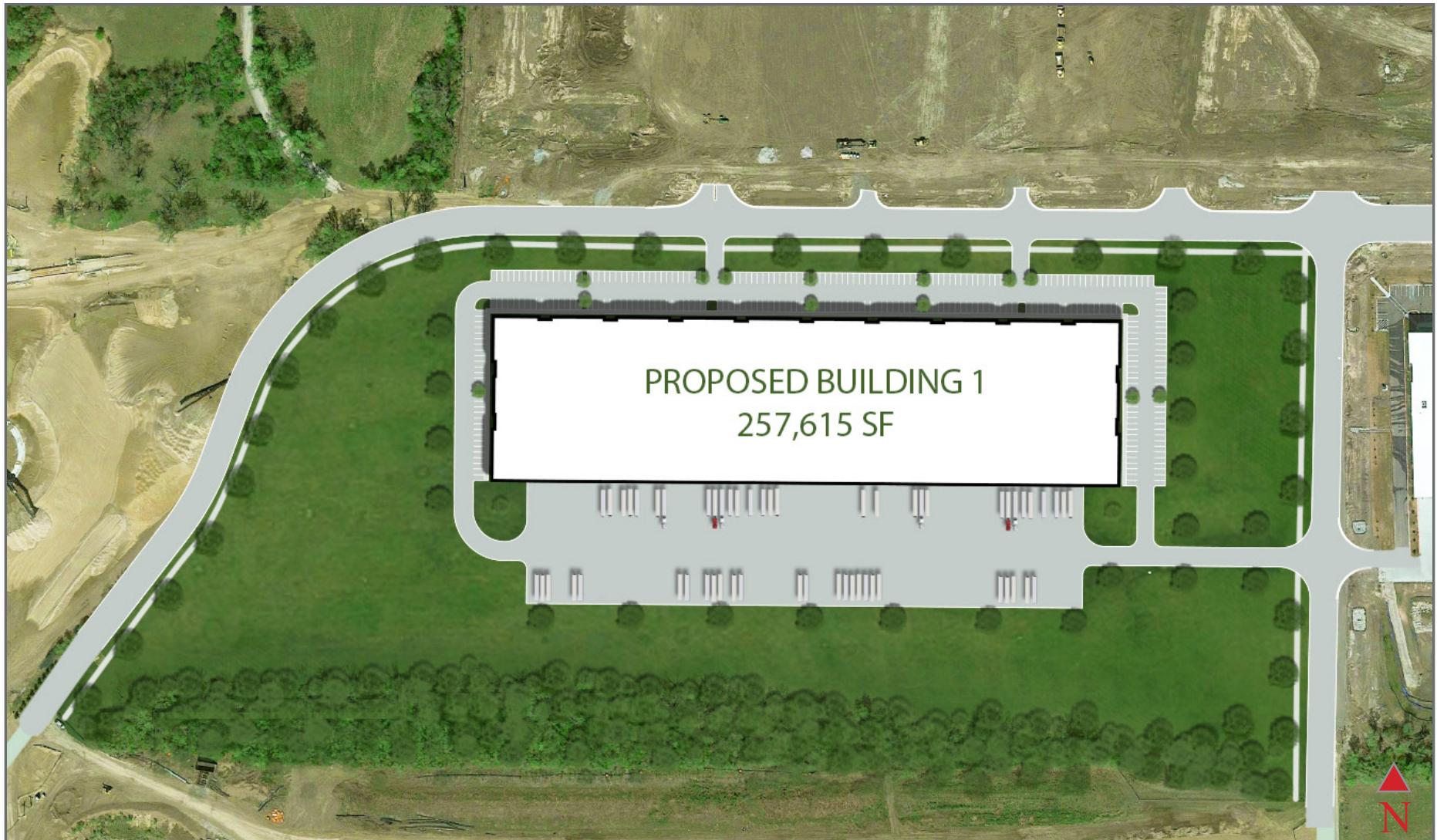
Internet and Voice Access AT&T will be to the building. This is a prime corridor as K-7 has fiber in the right-of-way that connects to the sonnet ring for the entire KC Metro Area. The copper provider is AT&T, while other fiber providers are: T-Mobile, TW Telecom, Zyo Fiber, and Spectrum. Most providers can provide service to this building/park as there is Dark Fiber in the street as well. Cable is provided by Spectrum.

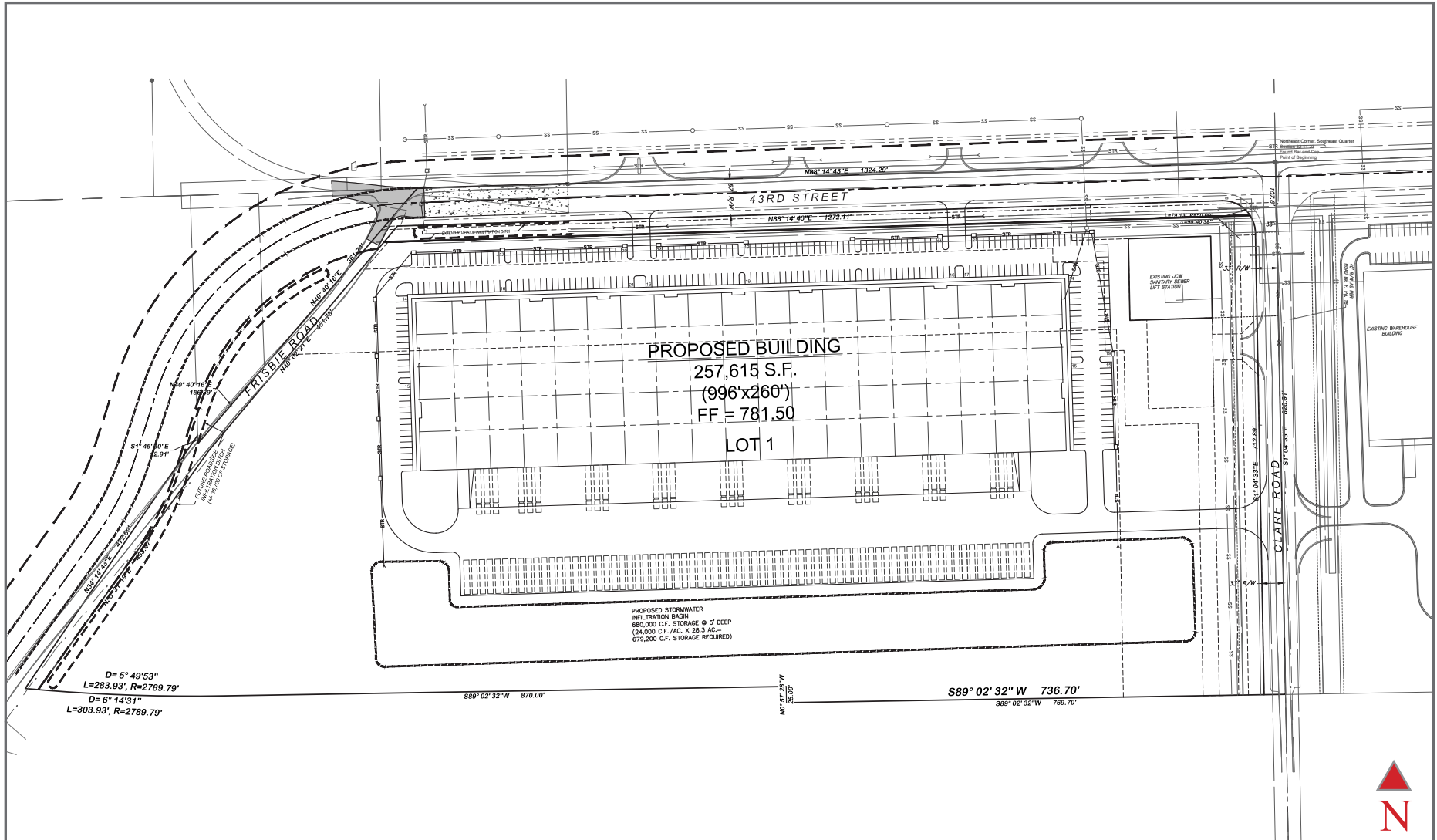
Utilities: All utilities exceptt for water will be separately metered. Water is included in Common Area Monatenance (CAM)
 Water: WaterOne
 Electricity: Evergy Underground
 Sewer: Johnson County Wastewater
 Natural Gas: Atmos Energy.

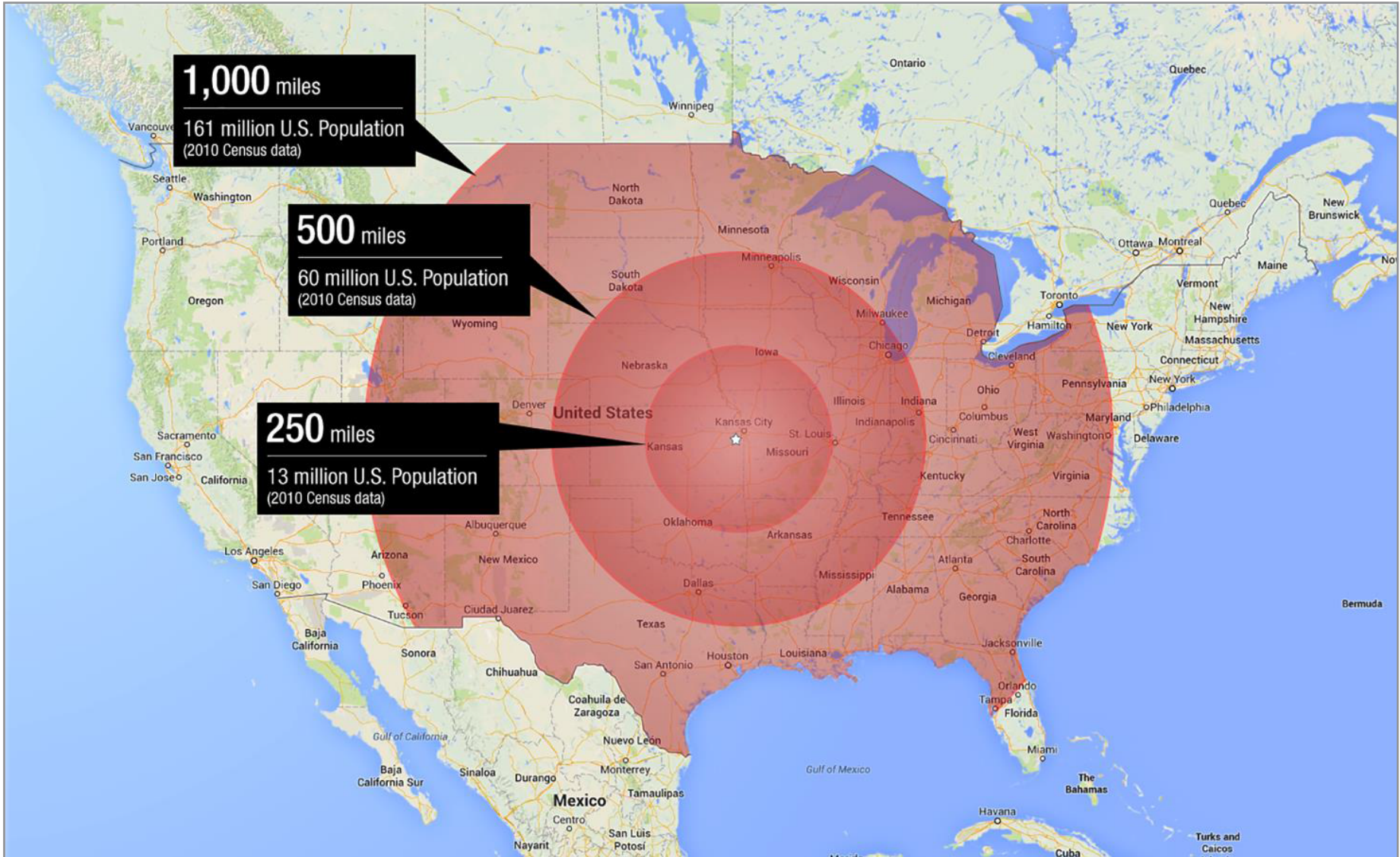
Net Charges:
 (2022 Est.)
 *RE Taxes: \$0.37 PSF
 Insurance: \$0.06 PSF
 CAM: \$0.35 PSF
CID**: \$0.20 PSF
 Total: \$0.98 PSF

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 will be made for review upon 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.

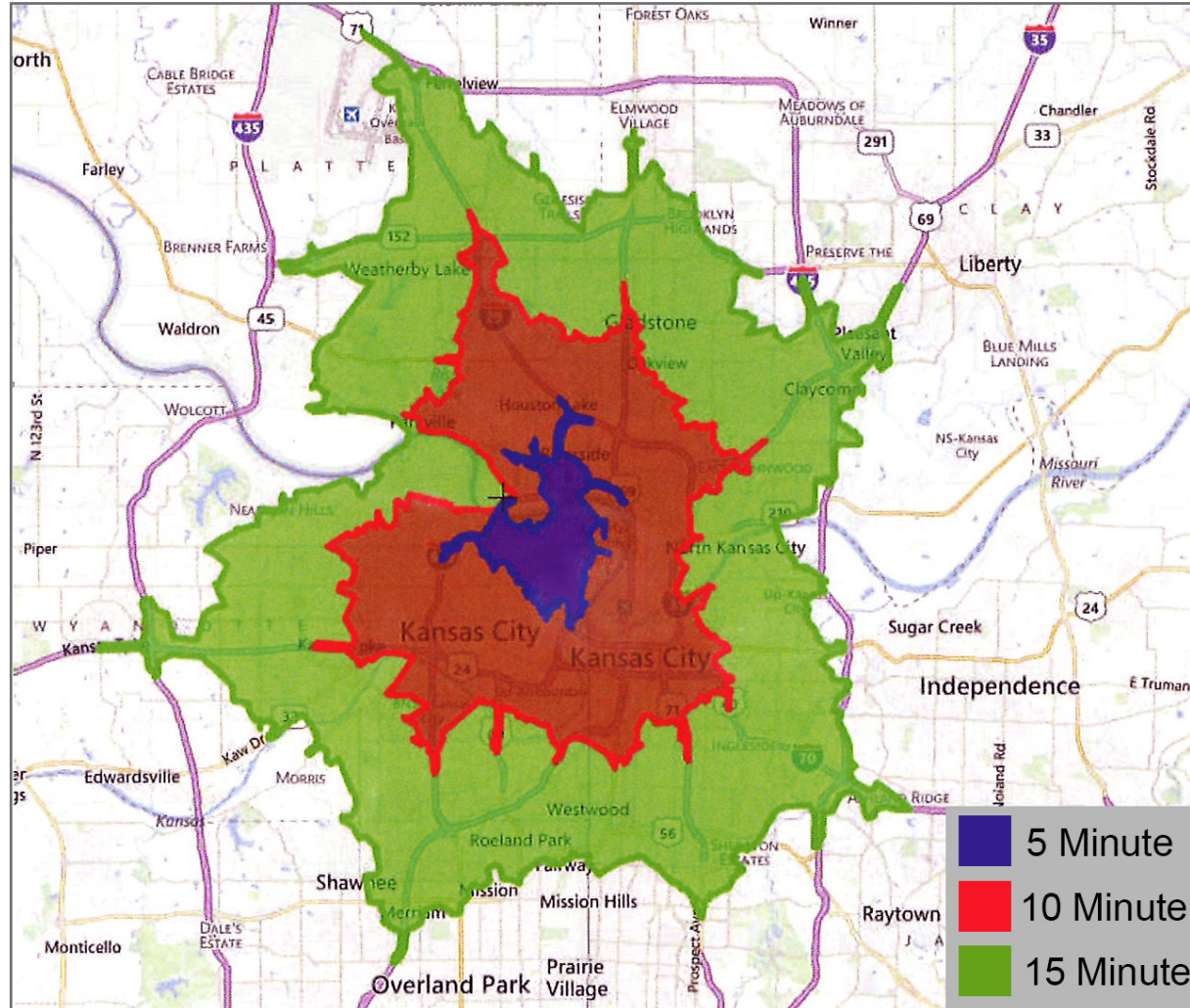
**Included within the real estate tax billing will be a separate charge for a potential improvement district (CID) Assessment, which has yet to be filed but will likely be between \$0.15 and \$0.25 PSF.







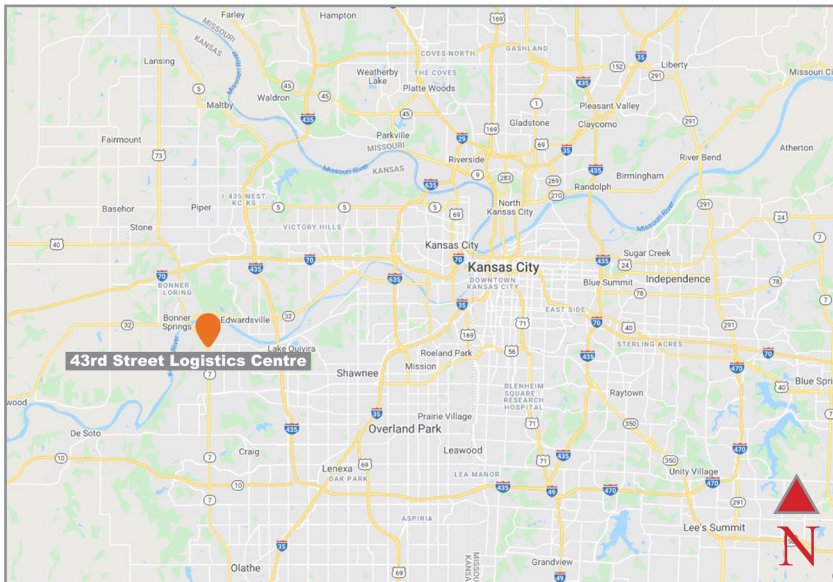
Local Travel Times



43rd Street Logistics Centre

23555 West 43rd Street, Shawnee, KS 66226

For Sale/Lease/BTS



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