

Lenexa Logistics Centre - N6

College Boulevard, Lenexa, KS 66219

For Lease



Sample Image: Lenexa Logistics South 8

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

- 202,280 SF flex rear load facility
- Modern tilt-wall construction; energy efficient low E reflective glass
- 32' clear height
- Immediate access to I-35 and Highway K-10
- LED high-bay lighting
- ESFR sprinkler system
- Real estate tax abatement PILOT for 10 years

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Building Specifications

Address:	17167-17451 College Boulevard, Lenexa, KS 66219
Size:	202,280 SF
Column Spacing:	52' x 50', Speed bays 52' x 60'
Ceiling Height:	32'
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 with design criteria of 50 degrees F at 0 degrees F outside Louvers on the North wall and roof exhaust fans will be provided for code 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 to provide lighting for auto parking and truck loading/maneuvering areas
Roof:	Mil TPO mechanically fastened with insulation value of R-20
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.
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 135' truck court.

Building Specifications Cont.

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 11 hose valves at exterior doors. It is designed for E.S.F.R. protection of Class I – IV commodities stored to a maximum storage height of 32' and a maximum deck height of 40'

Loading: 30) docks w/ mechanical #45k levelers, dock seals, bumpers, LED lights w/ receptacles
19) blockouts
6) 12x14' drive-in doors w/ 65' ramps
135' dock area w/ 65' dock apron

Parking: 298 cars (1.48 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:	\$0.79
INS:	\$0.42
<u>RE TAXES*:</u>	<u>\$0.77</u>
Total:	\$1.98

**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.*

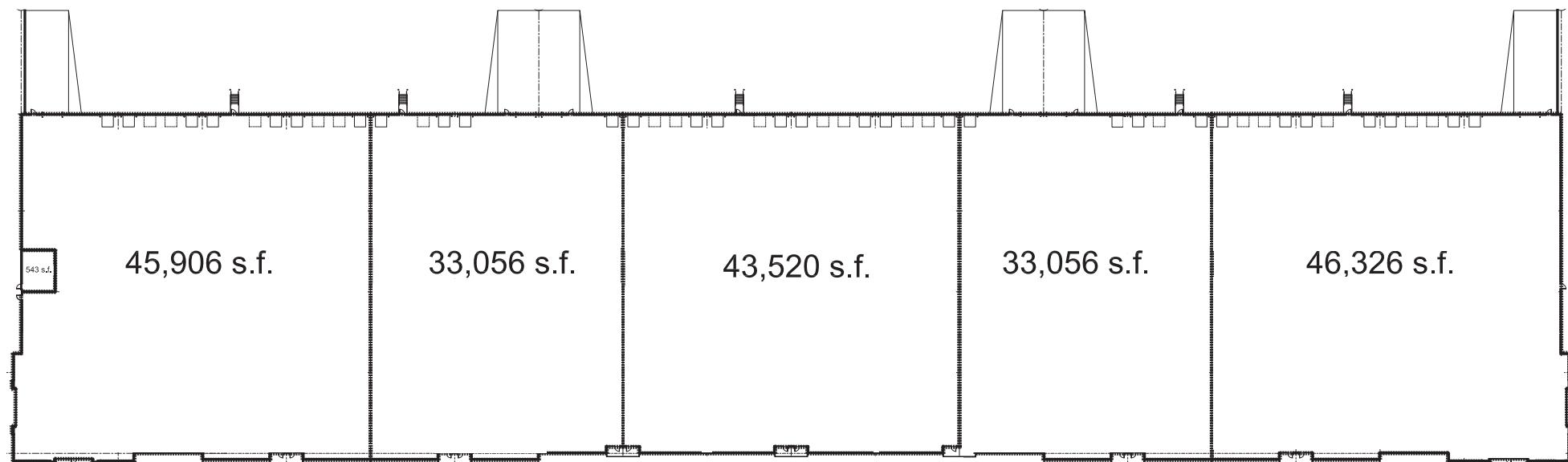
Note: Interchange improvements at I-35 and 119th Street will be made to help ease congestion. The overpass will become a diverging diamond, allowing for traffic flow and safety enhancements. Travel lanes will also be added on 119th Street and turn lanes will be added to I-35 exit ramps.

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Proposed Multi-Tenant Layout

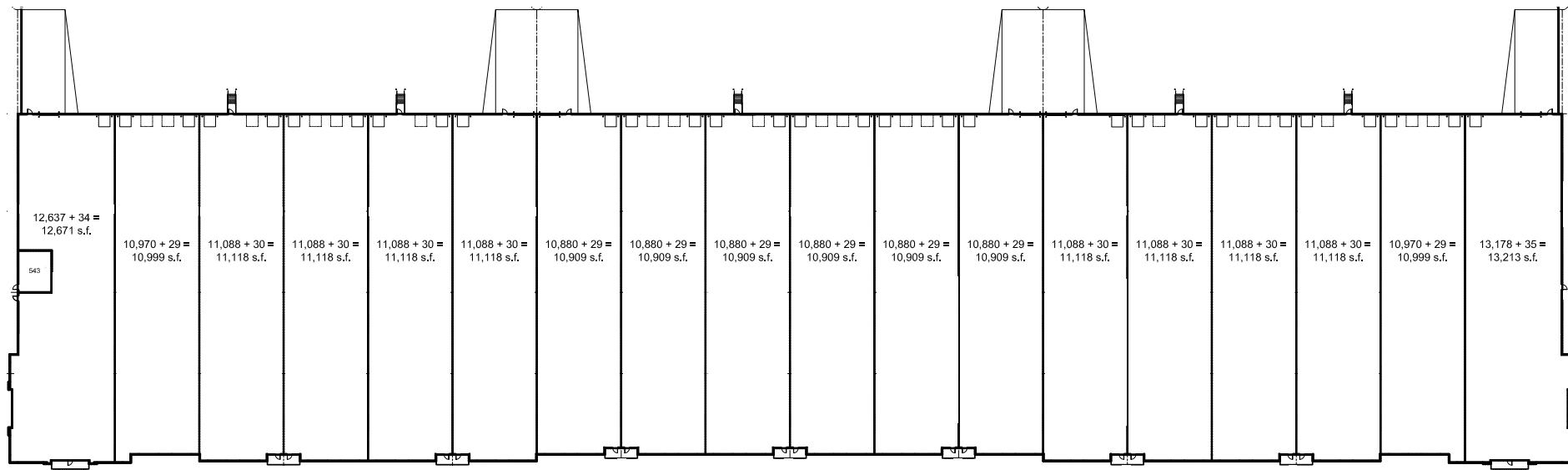


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Floor Plan



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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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