



New Construction - Flex/Warehouse

- 235,522 SF Flex Rear-Load Building
- Only 86,057 SF Remaining
- 32' Clear Height
- Dock-high and Drive-in Door Loading
- Ample Customer and Employee Parking
- Immediate Access to I-35 and U.S. 169 Highway

For more information:

Andrew Block
816.412.5873
ablock@blockllc.com

Christian Wead
816.412.8472
cwead@blockllc.com

Zach Hubbard, SIOR
816.932.5504
zhubbard@blockllc.com

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Building Specifications

Address:	21100 West 159th Street, Olathe, Kansas 66062
Size:	235,522 SF Total, 86,057 SF Available
Year Built:	2022
Bay Size:	Speed Bays: 50' x 60', Stacking Bays: 50' x 50'
Clear Height:	32' minimum clear
Construction:	8" Tilt Wall Concrete
Floor Thickness:	7" unreinforced with 4,000 PSI concrete
HVAC:	Gas-fired MUA units, 50 degrees at 0 degrees ext.
Lighting:	Motion Censored LED
Fire Sprinkler:	ESFR
Roofing:	45 mil TPO mechanically fastened roof system with R-20 insulation
Loading:	<ul style="list-style-type: none"> • 27 - 9' x 10' dock doors + 21 block-outs for future docks • 4 - 12' x 14' drive-in doors • All dock doors equipped with 40,000 lb levelers, seals, chocks, lights, and bumpers • Available space includes: 1-12'x14' Drive-in door and 14-9'x10' Dock doors
Electric Service:	2,000 amp 480/277V, 3-Phase Power
Trailer Parking:	Available
Truck Court:	135' with 60' concrete span
Parking:	279 Car Parking
Zoning:	M-2, General Industrial District

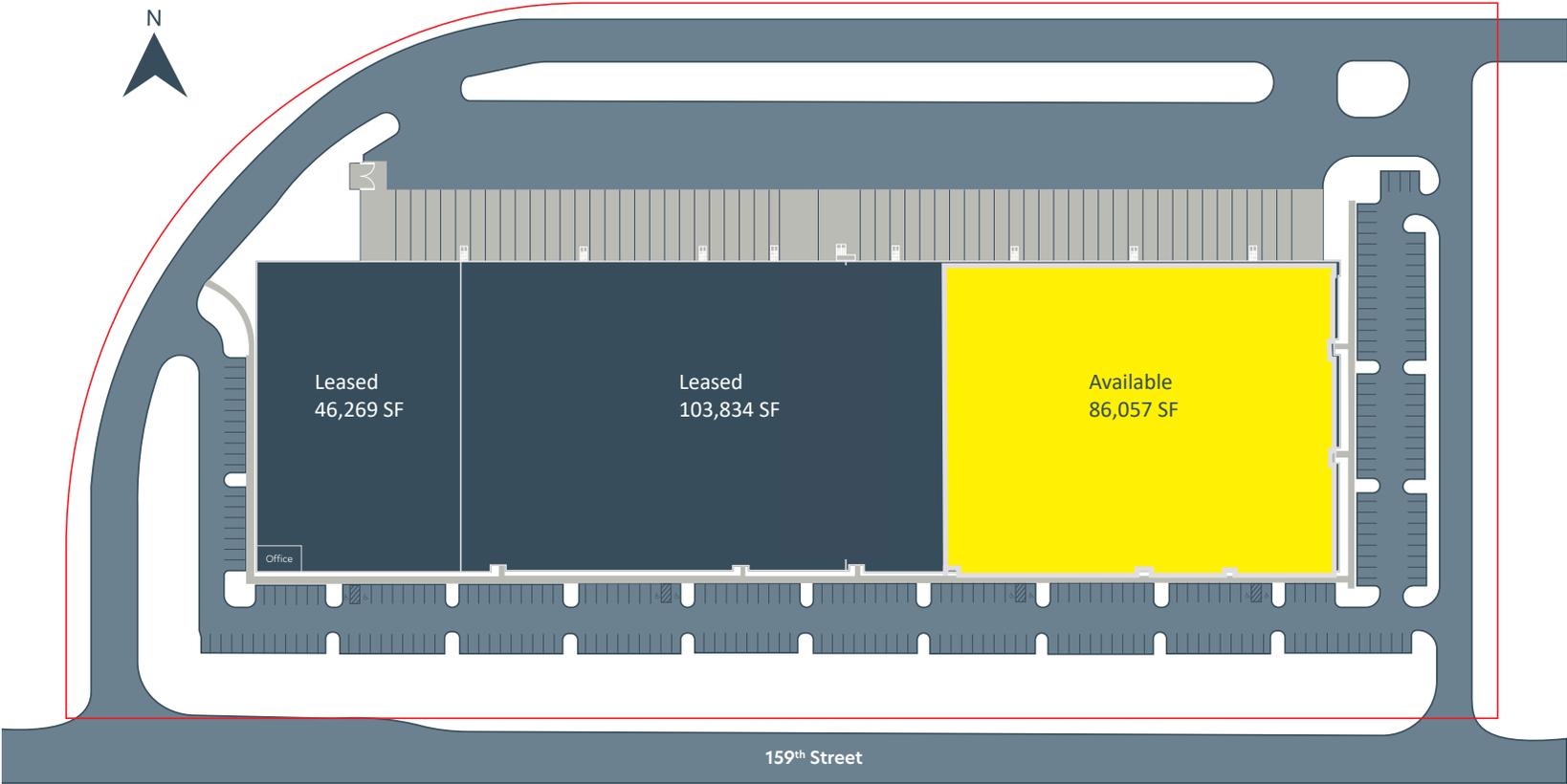
Net Charges (2026 Est.)	CAM	\$0.65	<i>* City of Olathe Industrial Revenue Bonds ("IRBs") are in-place and assignable on Buildings A and C. These are PILOT property tax abatement bonds of fifty percent (50%) for a period of ten (10) years with two percent (2%) annual increases. Special assessments and school district capital outlay mills are excluded from this abatement, pursuant to Kansas law.</i> <ul style="list-style-type: none"> • The abatement tied to Building A commenced January 1, 2023 and will expire December 1, 2032 • The abatement on Building C commenced January 1, 2024 and will expire December 1, 2033 • IRBs have been approved for issuance on the pad ready Lot 3 (Proposed Building B), this approval is assignable and expires July 16, 2027
	TAX	\$0.89	
	<u>INS</u>	<u>\$0.20</u>	
	TOTAL	\$1.74	

Great Plains Commerce Center - Bldg. A

21100 West 159th Street, Olathe, Kansas 66062

For Lease

Building A Floor Plan

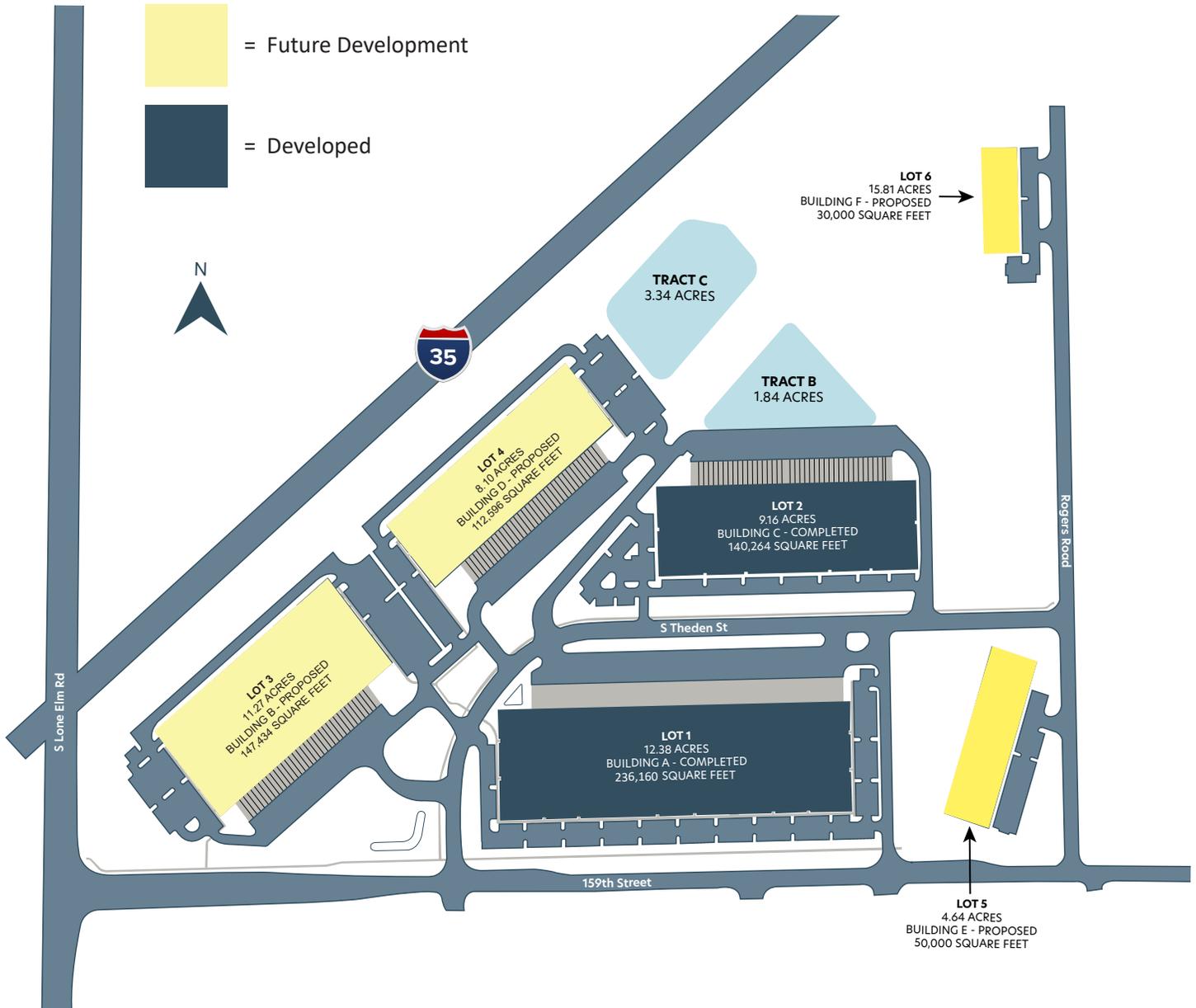


Great Plains Commerce Center - Bldg. A

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Site Plan



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For Lease

Site Plan



4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com



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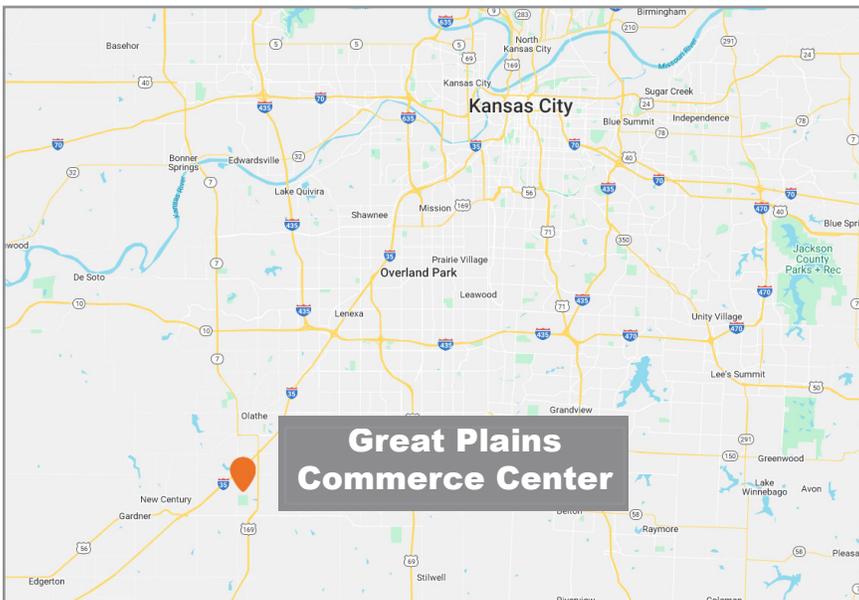
Demographics



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