



New Construction - Flex/Warehouse

- 235,522 SF Flex Rear-Load Building
- Only 72,416 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

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

Building Specifications

Address:	21100 West 159th Street, Olathe, Kansas 66062
Size:	235,522 SF Total, 72,416 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

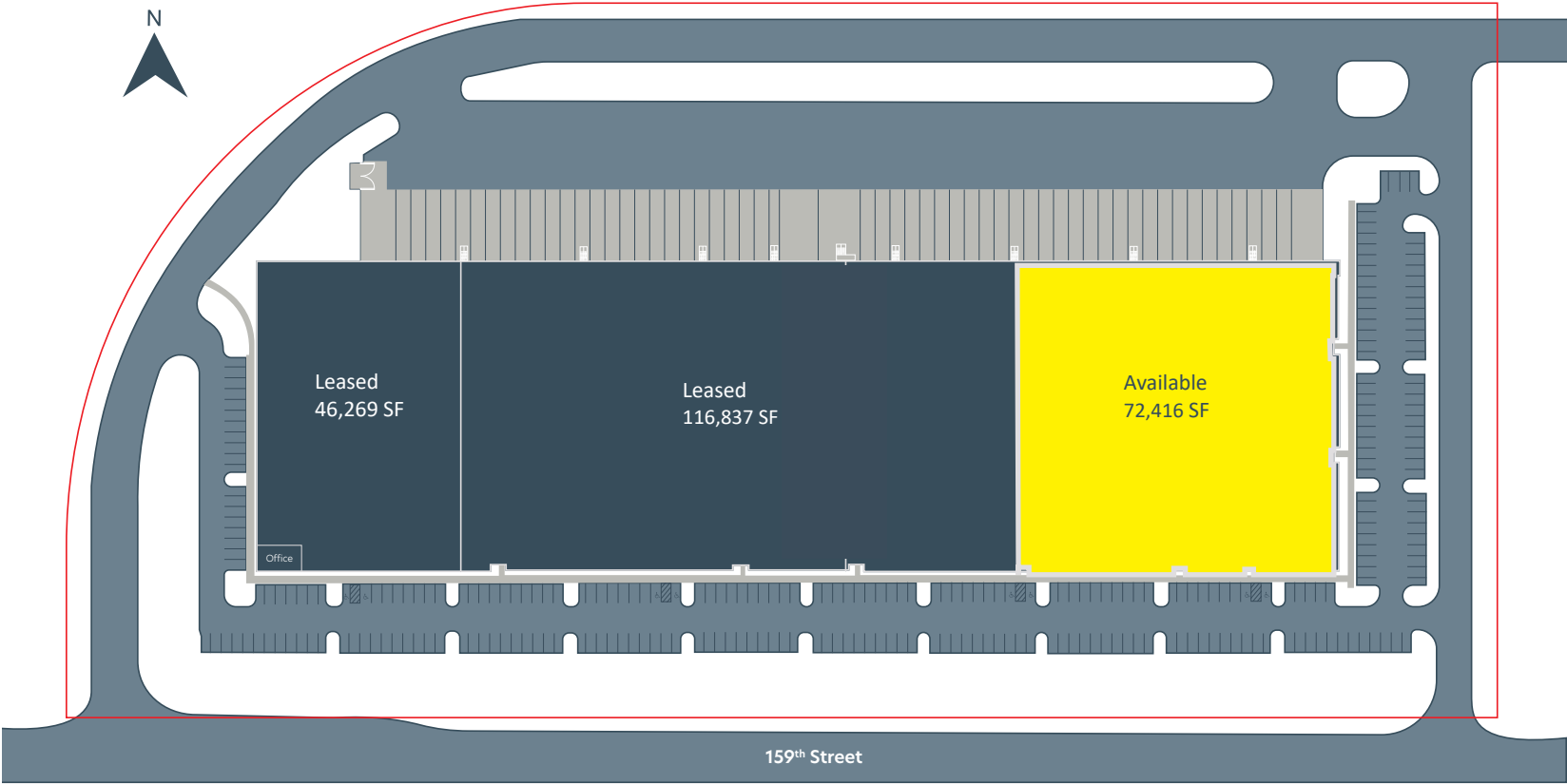
Net Charges (2026 Est.)	CAM	\$0.65	<i>* City of Olathe Industrial Revenue Bonds ("IRBs") are in-place and assignable on Buildings A and C. These are PILOT property tax abatement bonds of fifty percent (50%) for a period of ten (10) years with two percent (2%) annual increases. Special assessments and 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

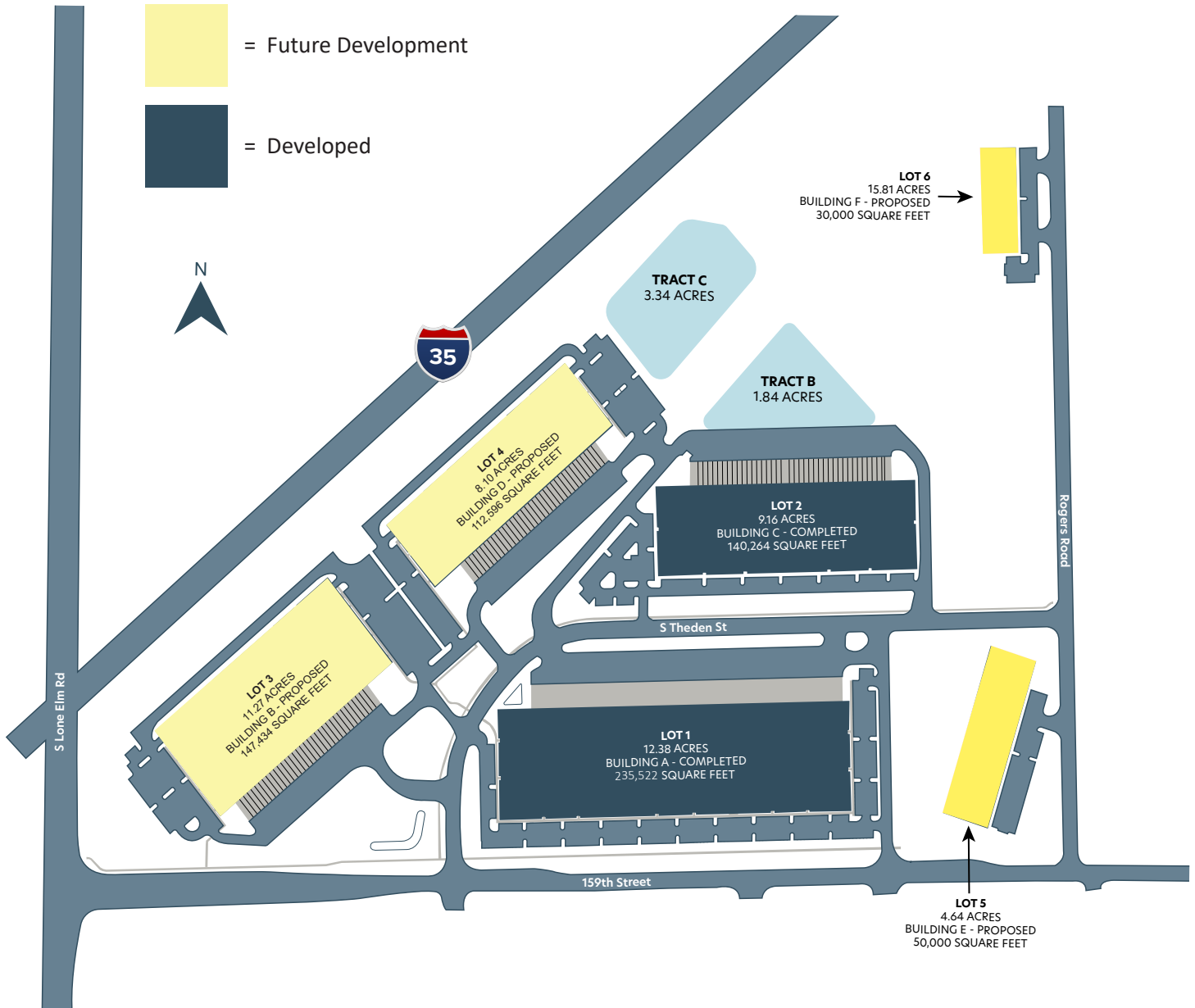


Great Plains Commerce Center - Bldg. A

21100 West 159th Street, Olathe, Kansas 66062

For Lease

Site Plan



Great Plains Commerce Center - Bldg. A

21100 West 159th Street, Olathe, Kansas 66062

For Lease

Site Plan



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



Great Plains Commerce Center - Bldg. A

21100 West 159th Street, Olathe, Kansas 66062

For Lease

Demographics

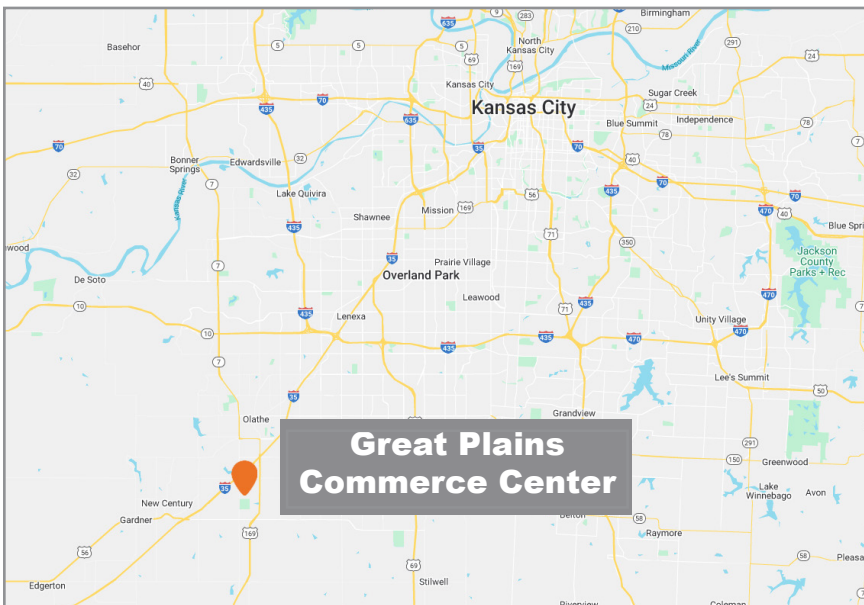


4622 Pennsylvania Avenue, Suite 700
 Kansas City, MO 64112
 816.756.1400 | www.BLOCKLLC.com

Great Plains Commerce Center - Bldg. A

21100 West 159th Street, Olathe, Kansas 66062

For Lease



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