



New Construction - Flex/Warehouse

- +/-140,264 SF Rear-Load Building With Spec Office
- Opportunity for Full Building User
- 32' Clear Height
- Dock-High and Drive-in Loading
- Ample Customer and Employee Parking
- Immediate Access to 1-35 and U.S. 169 Highway

For more information:

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Building Specifications

Address:	15770 South Theden Street, Olathe, Kansas 66062
Size:	+/-140,234 SF
Year Built:	2023
Bay Size:	Speed Bays: 50' x 60', Stacking Bays: 50' x 50'
Clear Height:	32'-6" From Speed Bay
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:	60 Mil TPO, R: 20
Loading:	12 - 9'x10' Dock-High Doors, 2- 12'x14' Drive-In Doors
Electric Service:	2,000 amp 277/480V, 3 Phase
Parking:	129 Striped Spaces
Truck Court:	135' with 60' Concrete Apron
Parking:	279 Car Parking
Trailer Parking:	33 Spaces Adjacent to Building

Net Charges (2026 Est.)	CAM	\$0.65	<p>* 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.</p> <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	\$0.99	
	INS	\$0.20	
	TOTAL	\$1.84	

Great Plains Commerce Center - Bldg. C

15770 South Theden Street, Olathe, Kansas 66062

For Lease

Building C Floor Plan



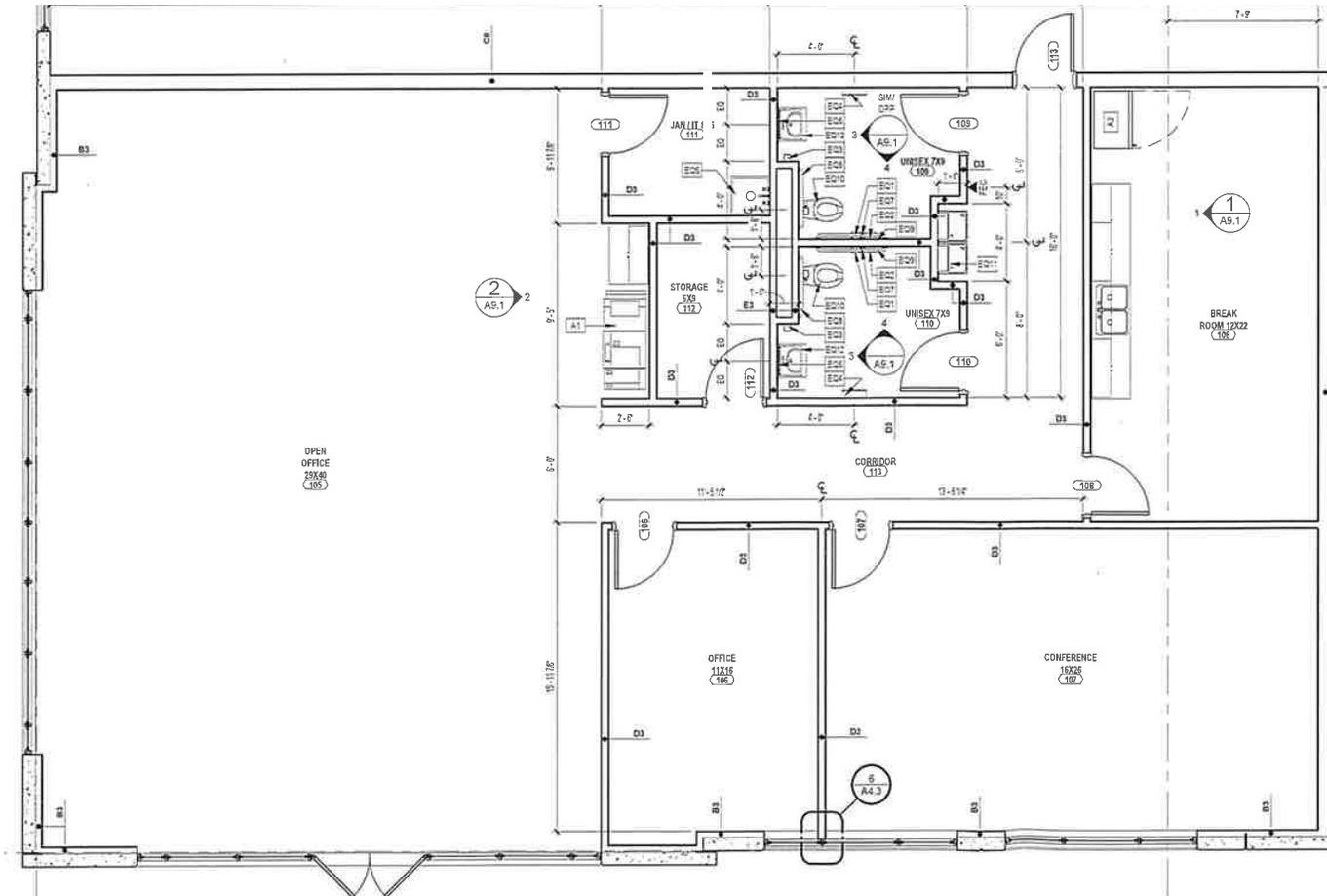
Available
140,264 SF

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Spec Office Floor Plan

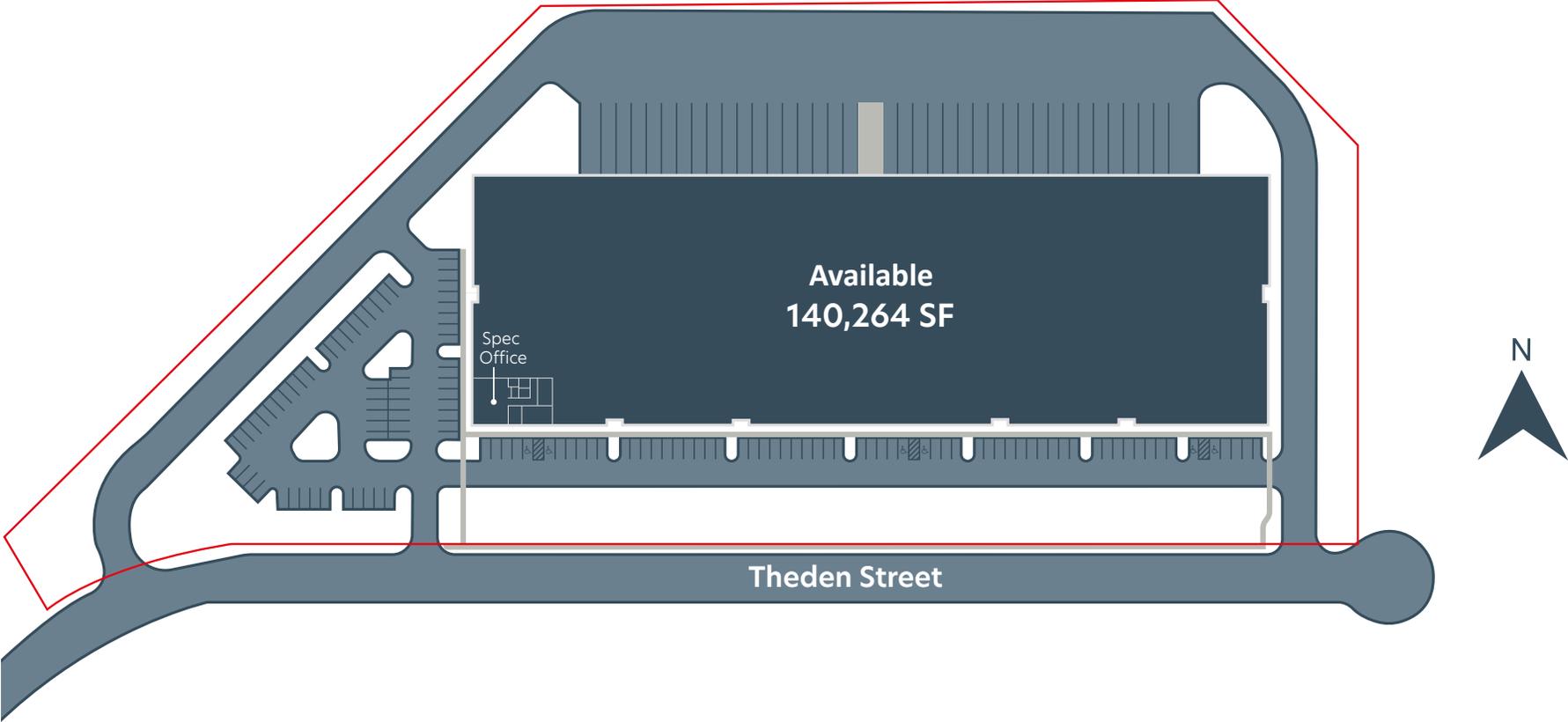


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Building C Site Plan

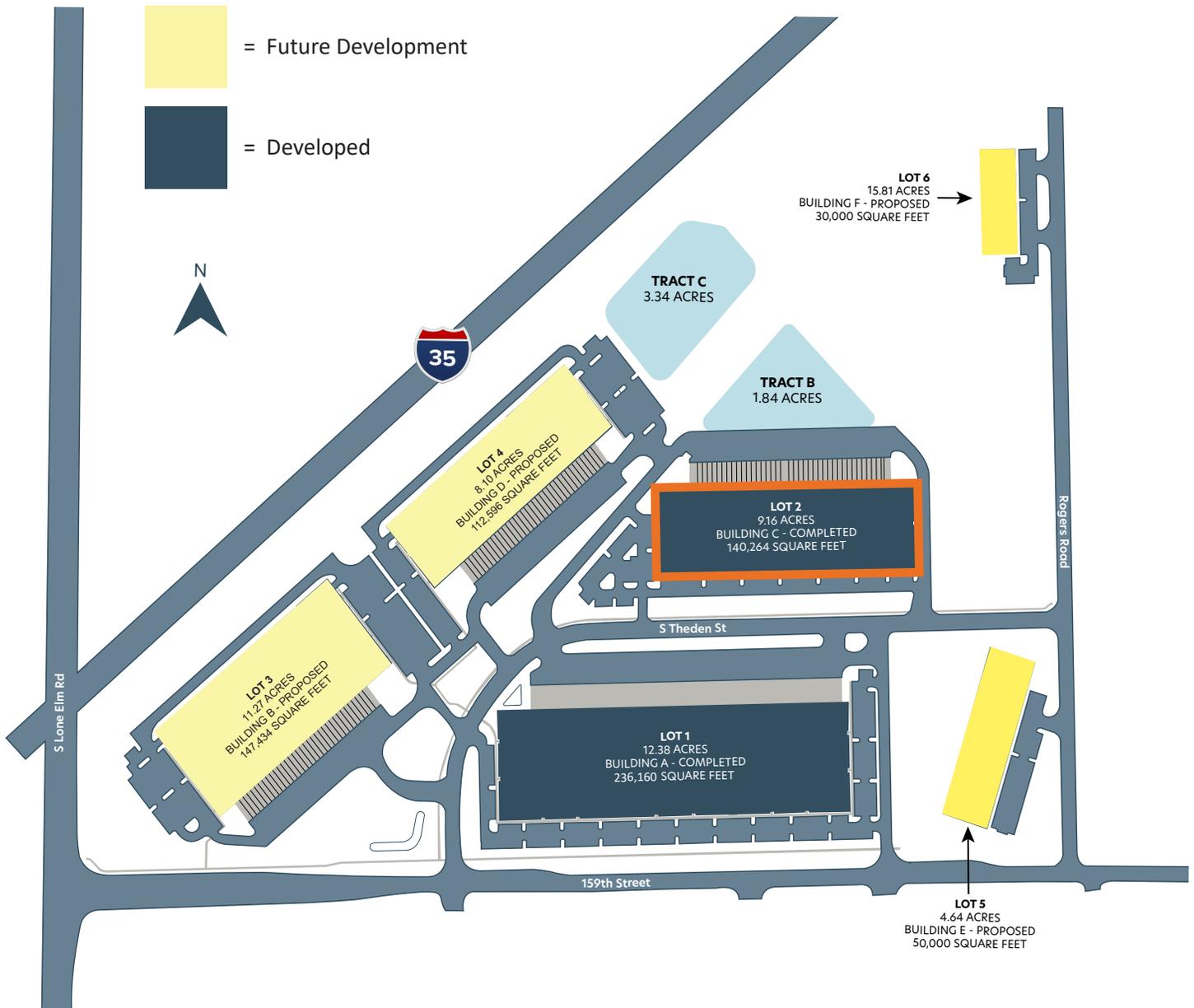


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Overall Site Plan



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Aerial



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



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Demographics

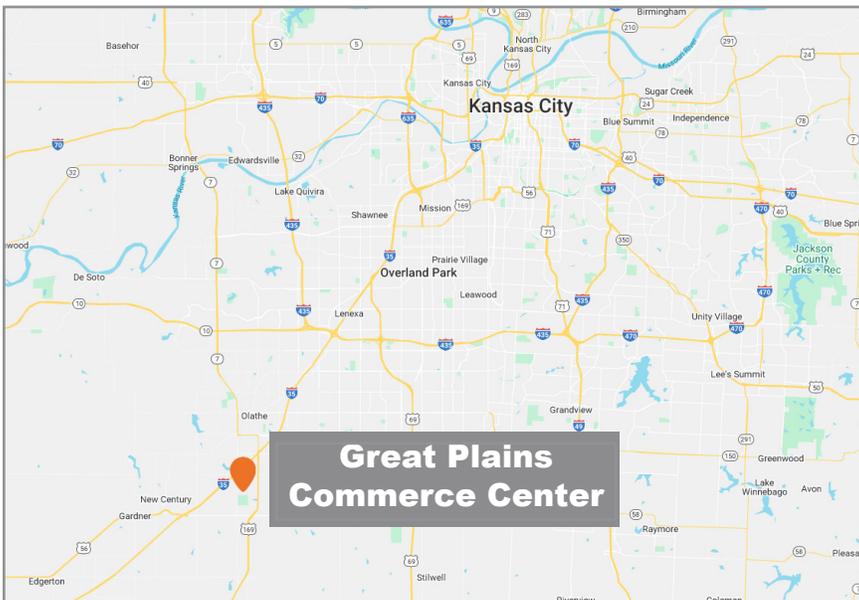


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