

## Prime Space in South Johnson County!



### I-435 & Lackman Road

- 20-22' clear height
- Immediate highway access to I-35, I-435 and K-10
- Dock-high, van-high and drive-in loading available
- Great I-435 and Lackman exposure
- 28' x 40' columns
- Competitive rental rate

### For more information:

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## Building Specifications

Total Square Feet: 99,179 SF

Year Built: 1979

Ceiling Height: 20-22'(Peaks at center of building) (13' on Lackman Road level)

Column Spacing: 28' east to west; 40' north to south (30'x25' on Lackman Road level)

Electrical Service: Unit #14936:  
Total Power: 225 Amp, 277/480V, 3-ph, 4 wire panel  
Subpanels: 2-200 Amp, 120/208V, 3-ph, 4 wire panel  
200 Amp, 277/480, 3-ph, 4 wire panel  
2-200 Amp, 120/208V, 3-ph, 4 wire panels

Floor Type: Reinforced concrete (14936 has Lackman Road tenant beneath)

Lighting: Suite #14912 has LED lighting; 14930 +14936 are T-12 fluorescent & Metal Halide

Sprinkler: Wet system

Warehouse HVAC: Forced air gas unit heaters for heating of all warehouse spaces.  
Unit 14930 and 14936 have ventilation exhaust fans at north (rear) wall. They also have rail doors on north wall to provide cross-ventilation.

Loading: The building has a mixture of dock high, low docks (van or UPS/FEDEX) and drive-in ramps/grade level drive in doors. Unit #14930 and 14936 each have one dock high, one low dock and one drive-in ramp.

Type of Lease: Net

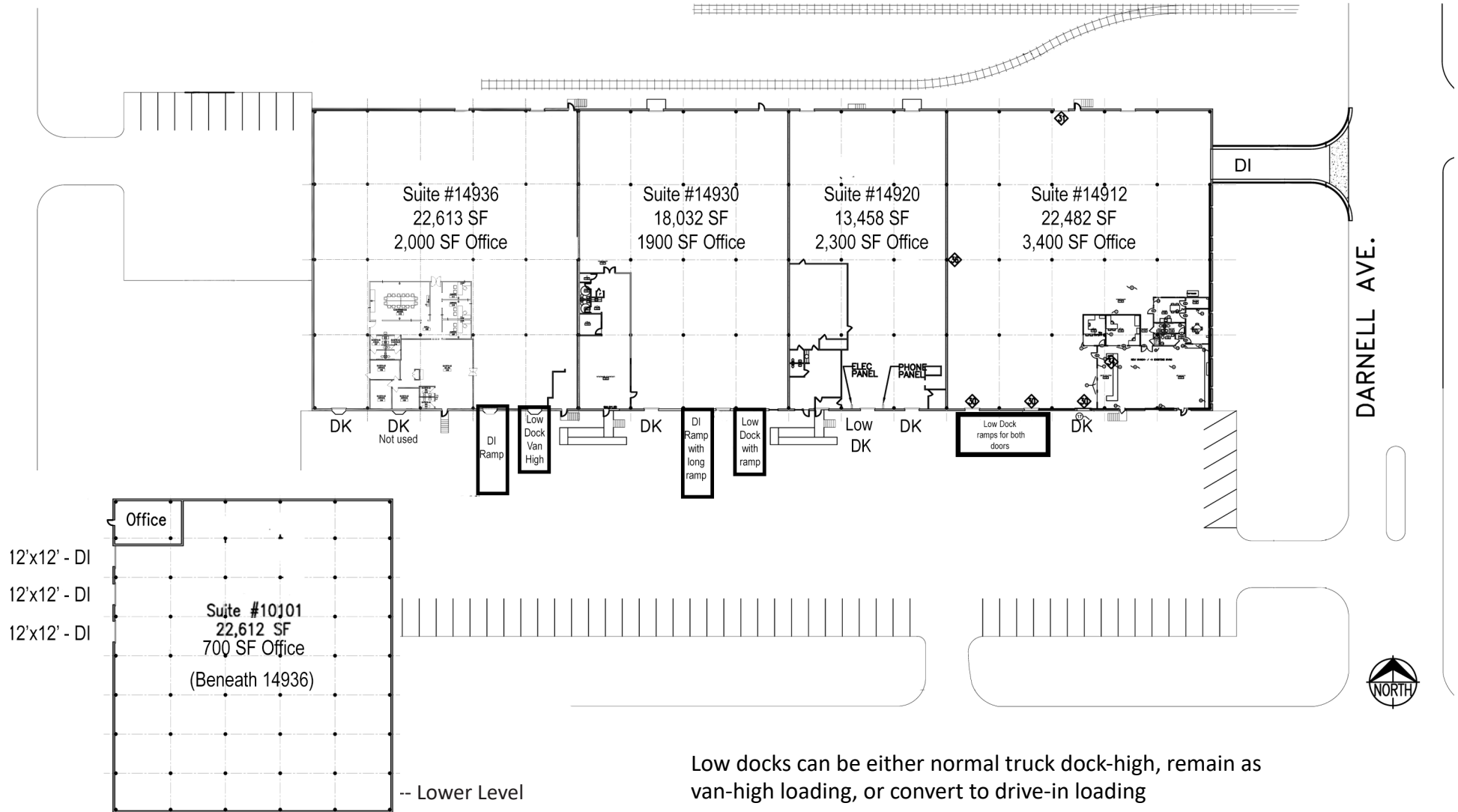
Net Charges:  
(2024 Estimates)

CAM:	\$0.90 PSF
TAX:	\$1.26 PSF
INS:	\$0.15 PSF
Total:	\$2.31 PSF

# Terrace & Lackman Distribution Center

14912-14936 West 101st Terrace, Lenexa, Kansas

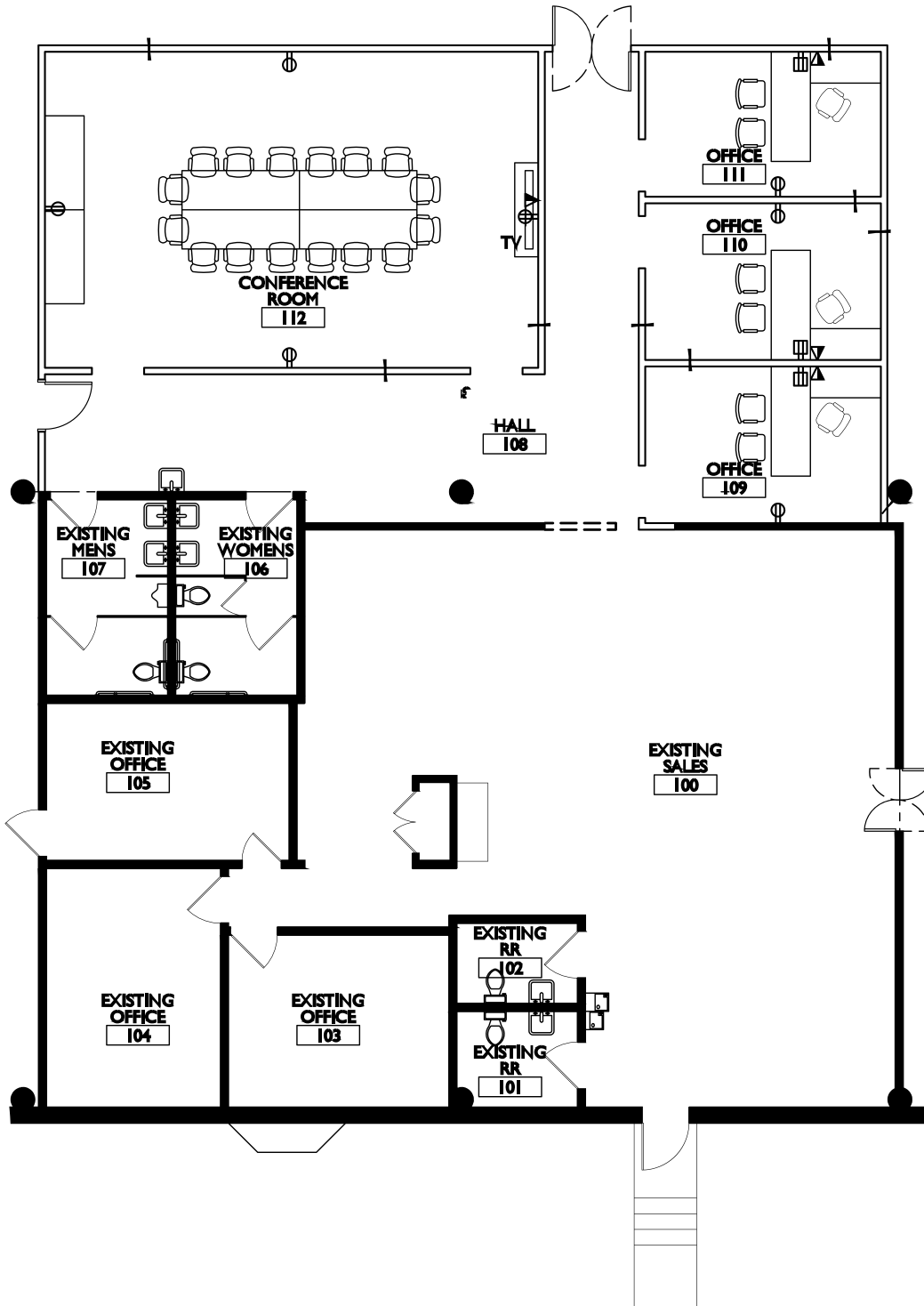
# For Lease



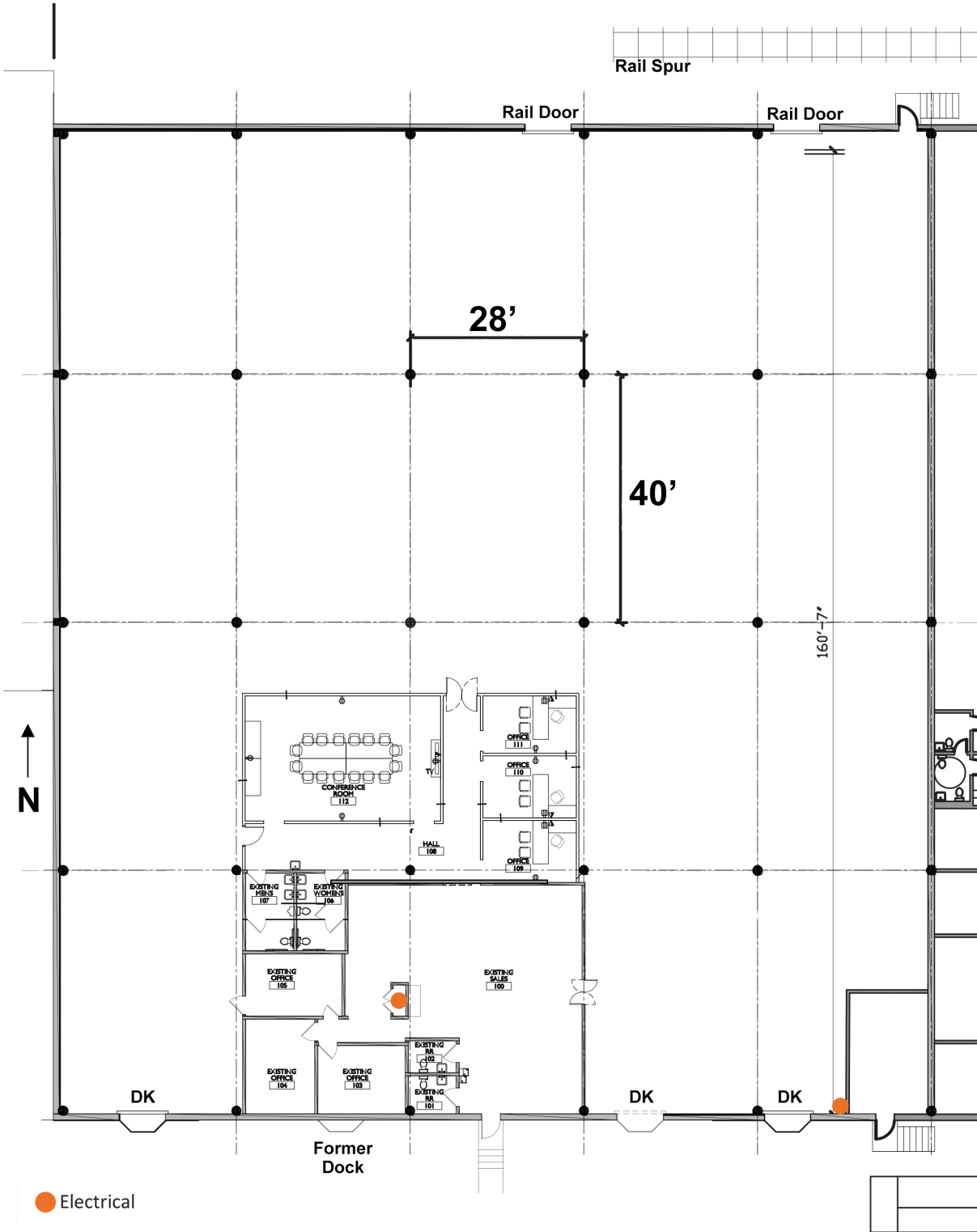
4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
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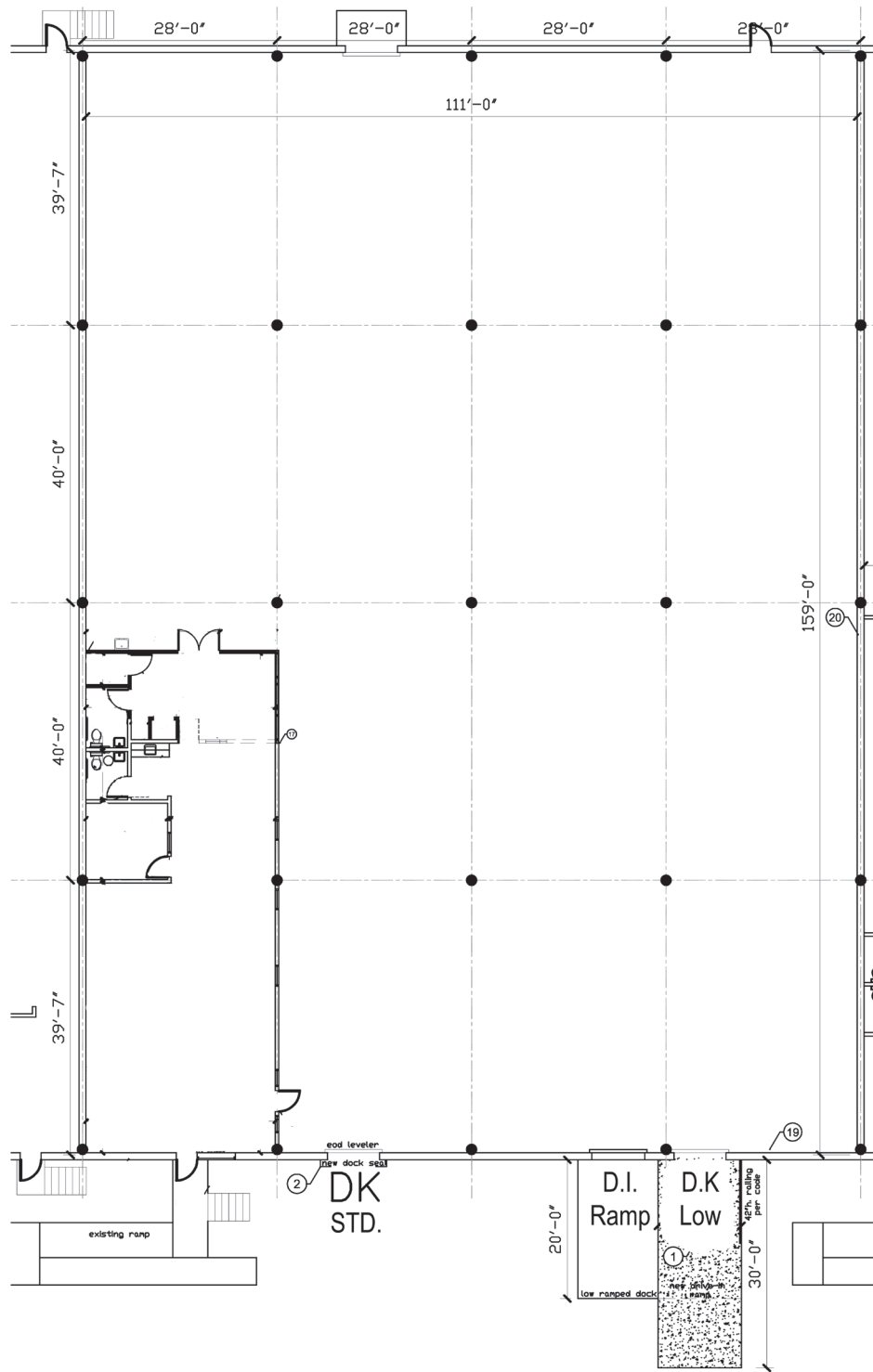
## Office Detail Floor Plan - 14936 W 101st



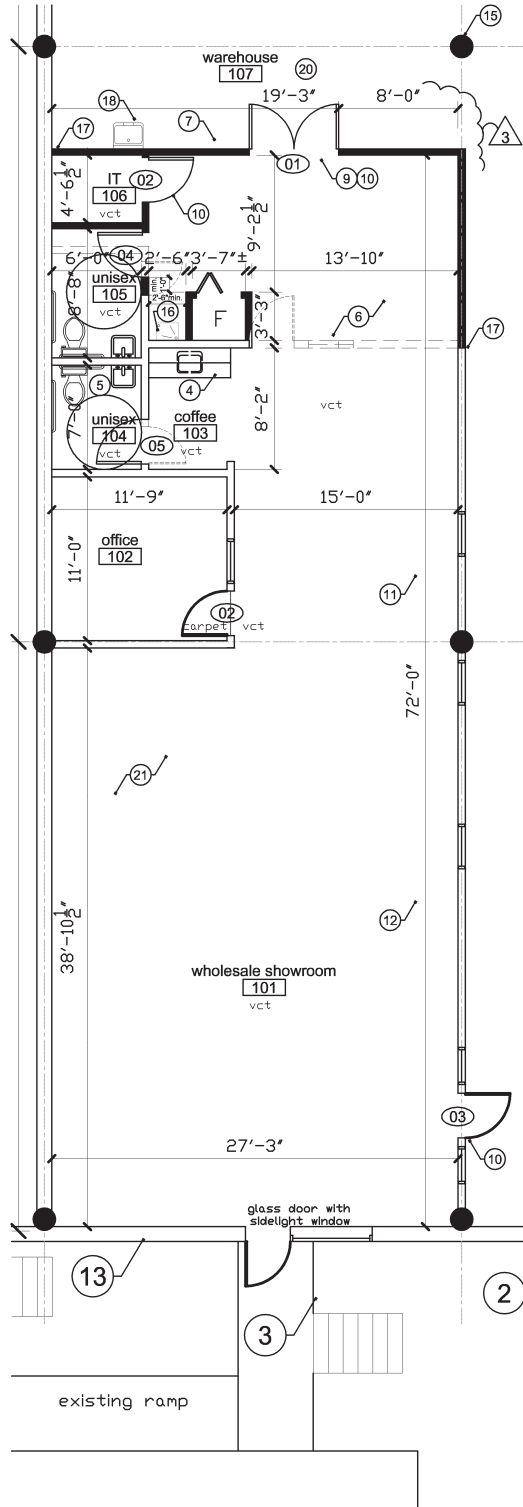
## Floor Plan - 14936 W 101st Street



## Floor Plan - 14930 W 101st Street



## Office Detail Floor Plan - 14930 W 101st

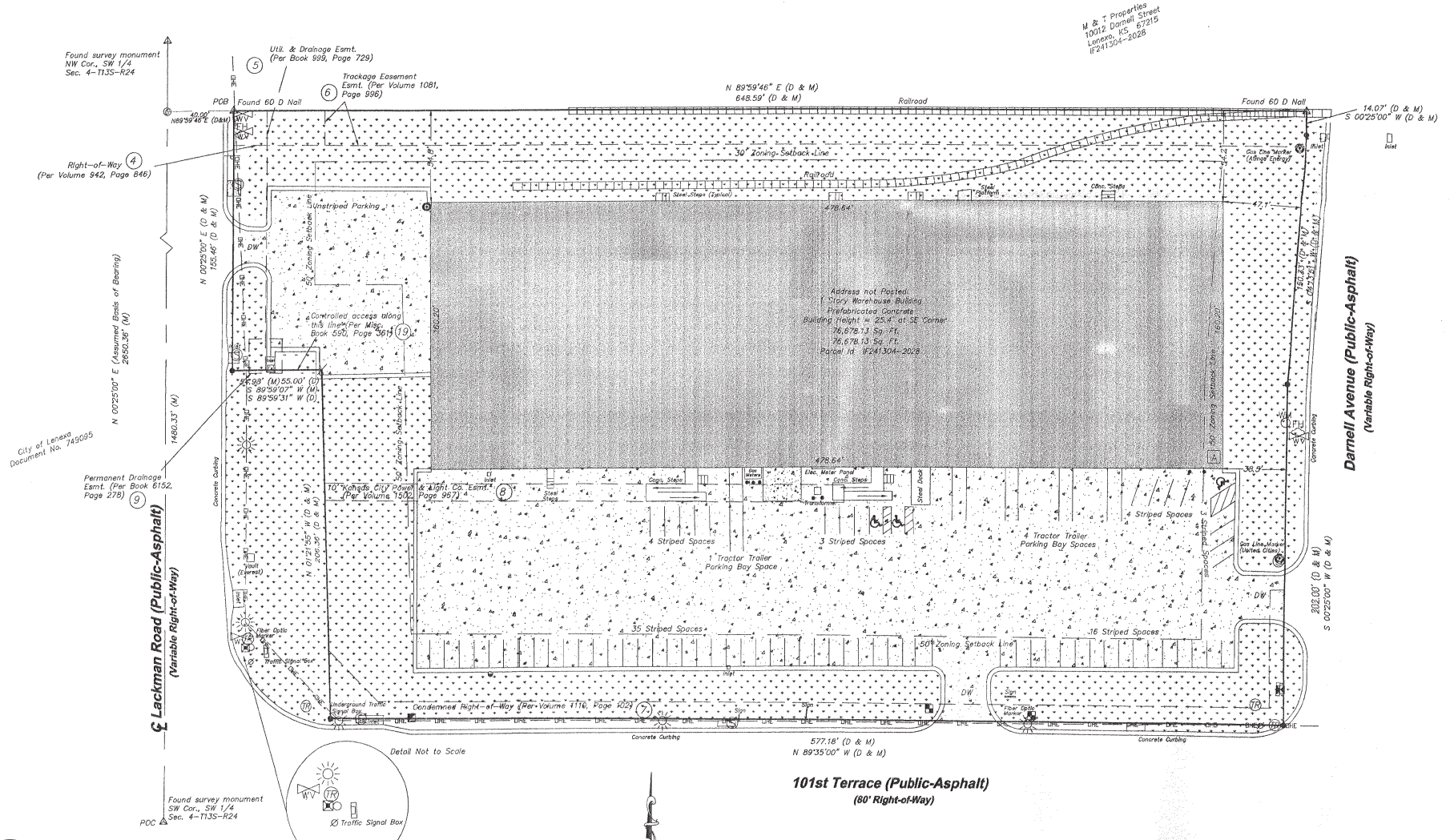


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## Land Survey



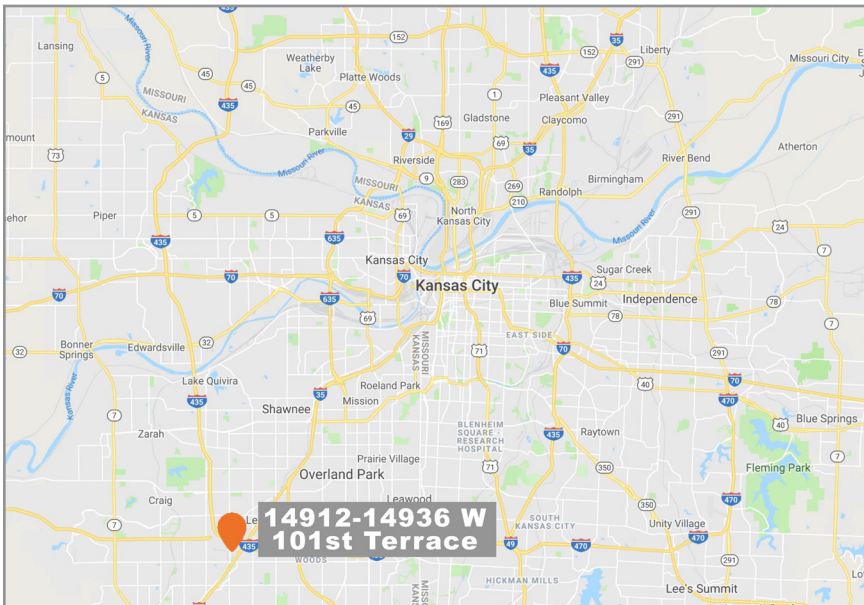
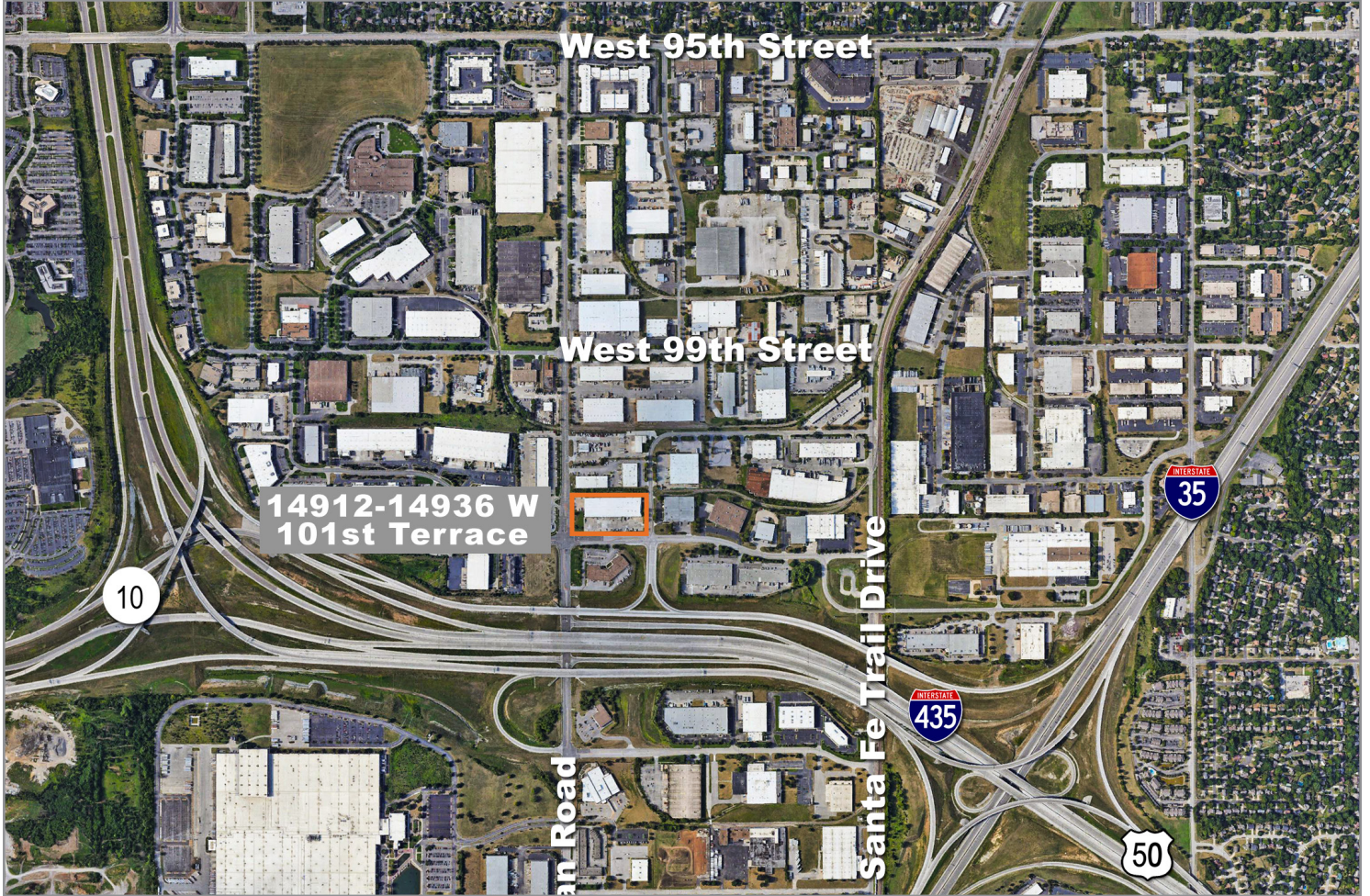
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