

Nieman Business Park

10704-10814 W 78th St., Shawnee, Kansas: Building D
10815-10835 W 78th St., Shawnee, Kansas: Building C

For Lease



Building D



Building C

Building D and C

Building D:

- 157,531 SF high-cube, cross-dock building
- 50' x 40' column spacing
- 245 car parking 30+ trailer parking lot
- E.S.F.R. sprinkler system
- 31' clear height

Building C:

- 109,254 SF high-cube front loaded building
- 50' x 47' column spacing
- 121 car parking
- E.S.F.R. sprinkler system
- 28' clear height

For more information:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Andrew Block
816.412.5873
ablock@blockllc.com

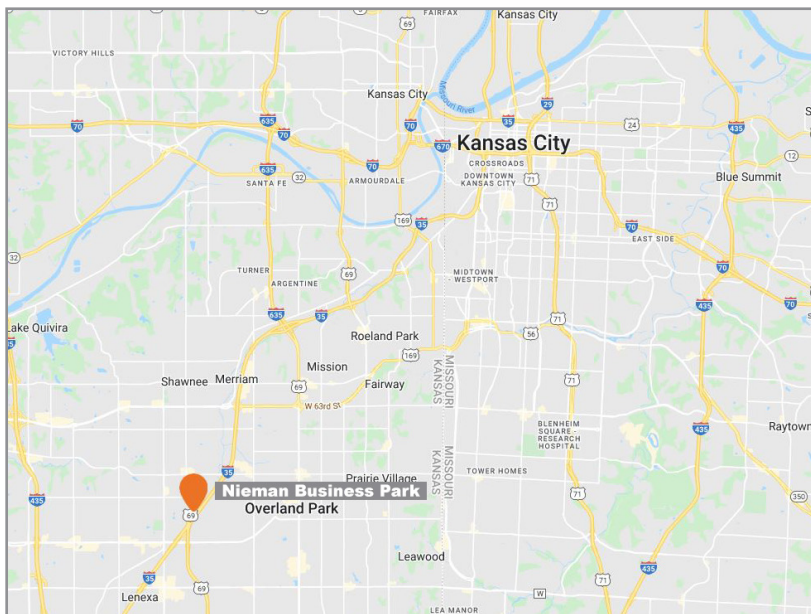
Christian Wead
816.412.8472
cwead@blockllc.com

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Building D Specifications

Building Size:	157,531 SF total. 1 Story Industrial/Multi-Use Building/Cross Dock Design.
Bay Size:	2,000 SF (50'x40') - (Typical)
Loading:	58 dock doors total- up to 44 available Majority of docks have weather seals and edge of dock levelers or pit levelers. Several docks have truck lights. 1-10' x 12' Drive-in door at grade level; 2 drive-in ramps. Dock doors- 52, 54 and 57 have electric openers. Loading- Many additional docks have pits, but they are not yet installed.
Parking Ratio:	245 Surface spaces 1.56/1,000 SF, additional auto parking can be made available at adjacent building "C." There are 30 dedicated trailer parking spots along with room to expand same
HVAC:	50 degrees F at 0 degree outside for heating in the warehouse by forced air gas heaters
Lighting:	#10806 and #10716 are T-8; #10810 and #10814 are Metal Halide
Sprinkler:	E.S.F.R. sprinkler system - the highest quality type system. There is a pump capable of 1,600 GPM.
Electrical:	Building total power is 1200A, 480V, 3-Phase. Unit # 10810 W 78th St has a 200A, 277/480V, 3-Phase service that feeds a transformer that feeds (1) 100A, 120/208V, 3-Phase with another 100A, 120/208V 3-Phase sub-panel fed from that panel. Unit #10716 has 400A, 480/277V, 3-Phase service. There are two 4" spare pipes coming from the transformer located at the south end of the building to the main electrical panel, also located at the south end of the building, adjacent to the sprinkler control room. Each pipe could support bringing in an additional 400A of 480/277V, 3-Phase service.
Smoke Vents:	Roof vents have been located as smoke relief vents, and will also act as skylights.
Column Spacing:	50' N-S by 40 E-W (last bay on North & South ends of the building are 57.75' wide.)
Clear Height:	31' - 3"

Building D Specifications

Floor: 6" concrete slab on 4" crush rock with reinforcing of 6x6 W2.9xW2.9 welded wire fabric with a compressive strength of 4,000 PSI.

Zoning: PI-Planned Industrial Copy of the zoning ordinance is available upon request.

Security: Security patrol of two spot lightings and one door check per night, random times, to enhance the services of the Shawnee Police Department.

Building D	CAM:	\$1.21
Net Charges	Tax Estimate:	\$1.60
(2025 Estimates)	Park CAM:	\$0.05
	<u>Insurance</u>	<u>\$0.24</u>
	TOTAL:	\$3.10

Utilities (Lessee): Electricity - Kansas City Power and Light.
Gas - KPL Gas Services.
Water - Water District #1 of Johnson County.
DSL is available to the building

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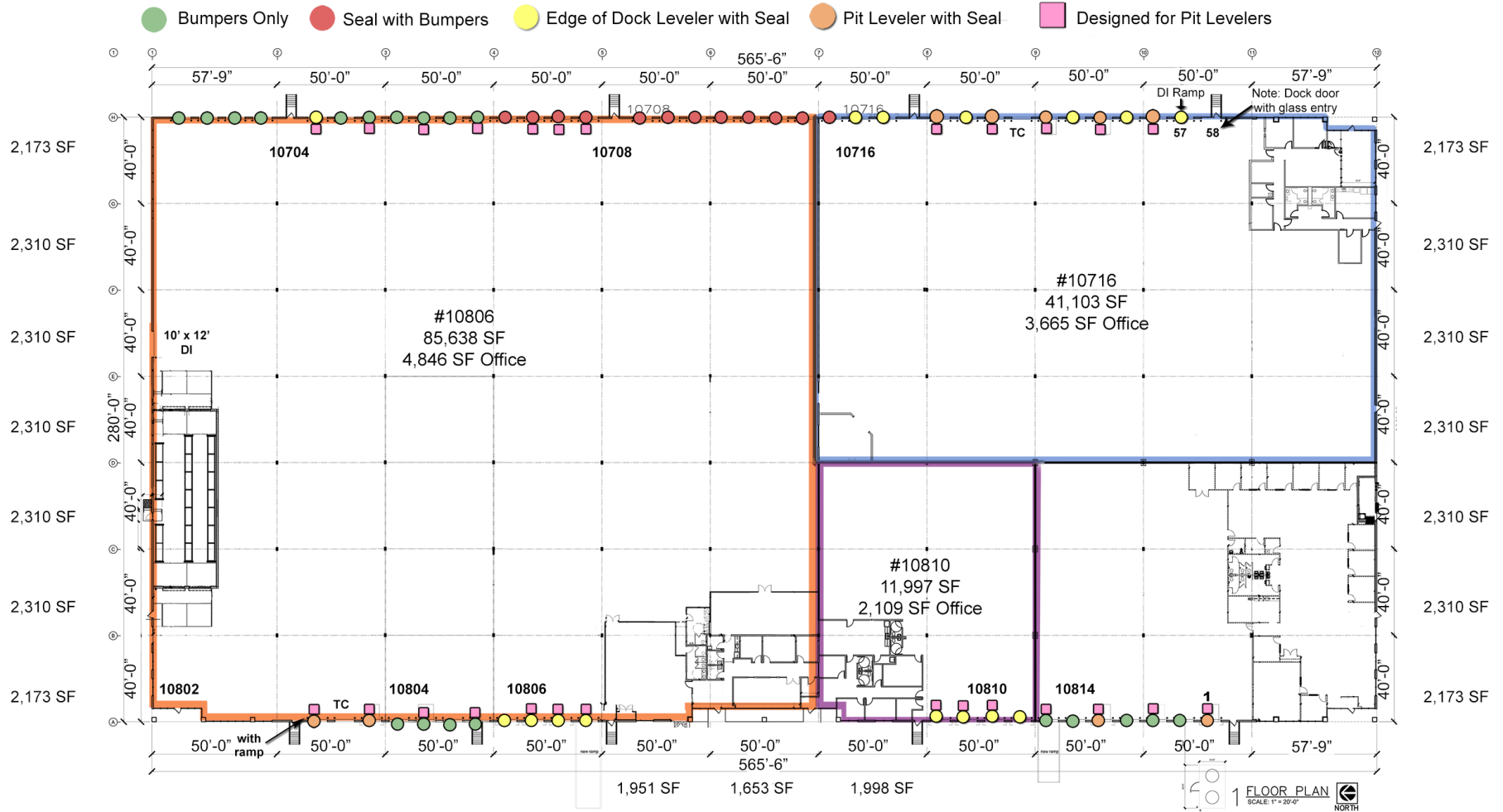
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Building D Floor Plan



*Existing Pit style dock levelers are 7' wide by 8' long and are 35,000# capacity.
 *Existing Edge of Dock levelers have a 66" deck width and are 30,000# capacity

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

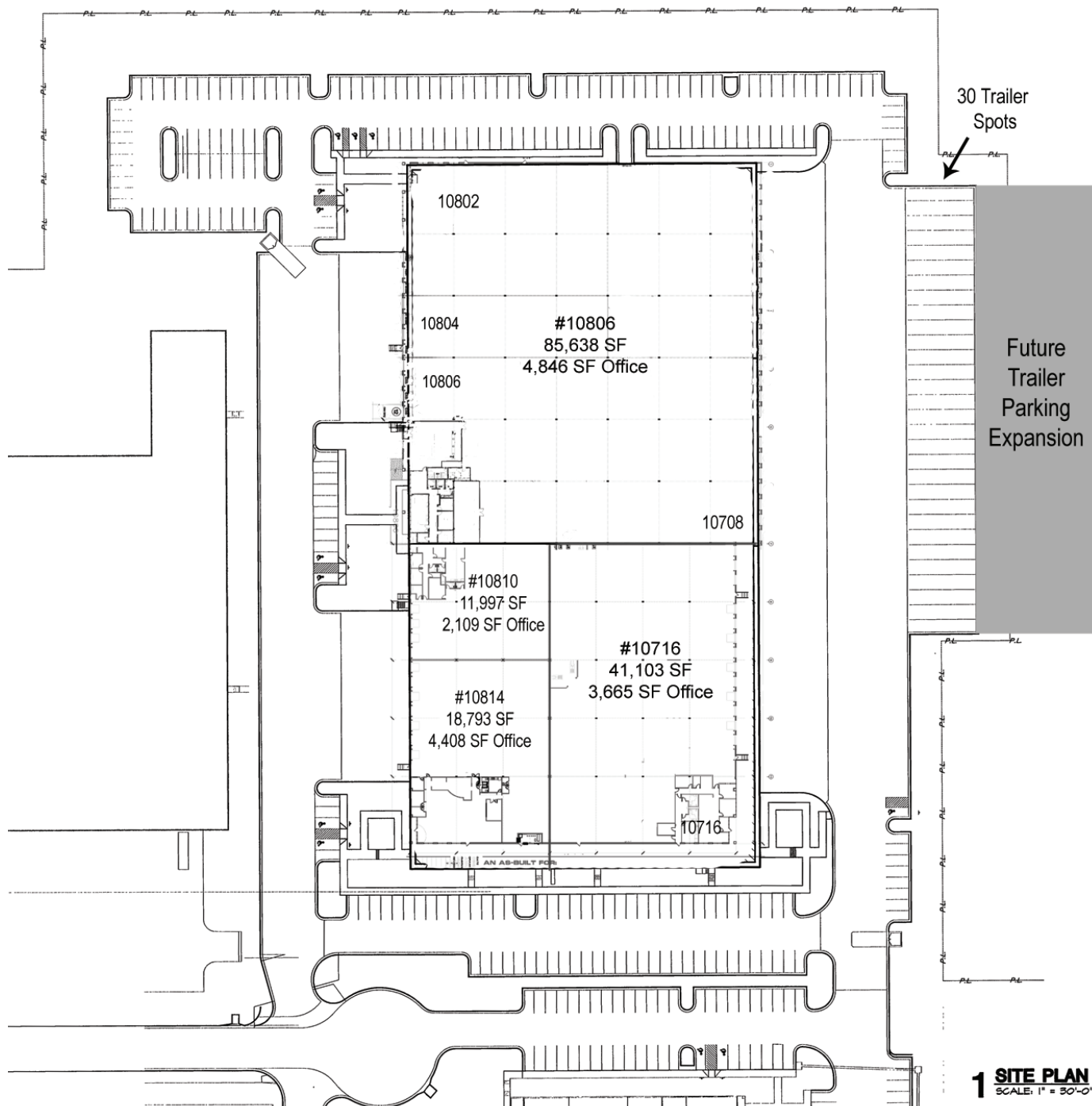


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Building D Site Plan



1 SITE PLAN
SCALE: 1" = 30'-0"

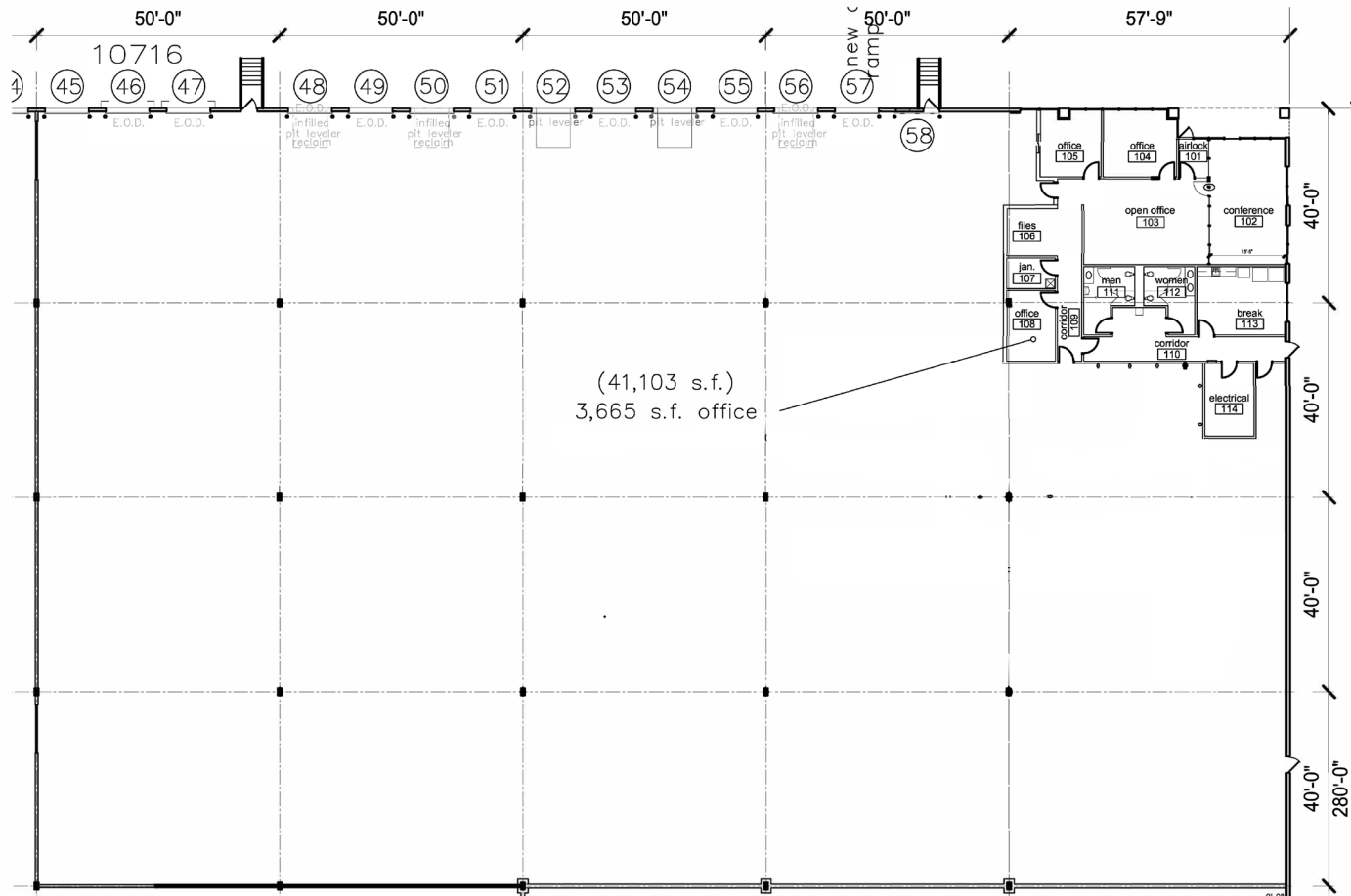


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Building D - #10716 Plan



1 floor plan
scale: 1/16"=1'-0"
NORTH

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

BLOCK
REAL ESTATE SERVICES, LLC

Building C Specifications

Building Size:	109,254 SF total. One Story Industrial/Multi-Use Building/Cross Dock Design.
Bay Size:	2,350 SF (50'x47') - (Typical)
Docks:	Up to 22 dock doors available; Standard dock-high door openings are 9'W X 10'T Drive-in door openings on each end of the building are 12'W X 12'T. Unit #10831 (Mohawk) has one modified dock-high door opening that is 11'-9"W X 12'T with a steel drive-in ramp. Majority of docks have weather seals and edge of dock levelers or pit levelers. Several docks have truck lights.
Parking Ratio:	121 Surface spaces 1.11/1,000 SF, additional auto parking and trailer parking can be made available at adjacent building "D"
HVAC:	Full HVAC- 50 degrees F at 0 degree outside for heating in the warehouse by forced air gas heaters
Lighting:	Existing spaces typically have high bay, high pressure sodium vapor at 25 FTC at 32" A.F.F. or have metal halide at the same or greater FTC. #10815 and #10831 are T-8 lighting
Sprinkler:	E.S.F.R. sprinkler system - the highest quality type system. There is a pump capable of 1,600 GPM.
Electrical:	1600 AMPS of 480 volt power serve the building tenants in total. Suite #10819 has (2) 277/480-volt 200 amp 3phase electrical service. There are two 4 inch pipes (spare) coming from the transformer located at the south end of the building to the main electrical panels also located at south end of building, adjacent to the sprinkler control room. The pipes could bring in an additional 400 A of 480V/277V electric, each.
Smoke Vents:	Roof vents have been located as smoke relief vents, and will also act as skylights.
Column Spacing:	50' N-S by 47 E-W Up to 2 docks available. Many are equipped with dock pit levelers; several more have edge of dock levelers. 2-12' x 14' Drive-ins at North and South ends respectively.
Clear Height:	28"

Building C Specifications

Floor: 6" concrete slab on 4" crush rock with reinforcing of 6x6 W2.9xW2.9 welded wire fabric with a compressive strength of 4,000 PSI.

Zoning: PI-Planned Industrial Copy of the zoning ordinance is available upon request.

Building C	CAM:	\$1.33
Net Charges	Tax Estimate:	\$1.65
(2025 Estimates):	Park CAM:	\$0.04
	<u>Insurance</u>	<u>\$0.24</u>
	TOTAL:	\$3.26

* Nets do not include any parking lot work that is scheduled for this year

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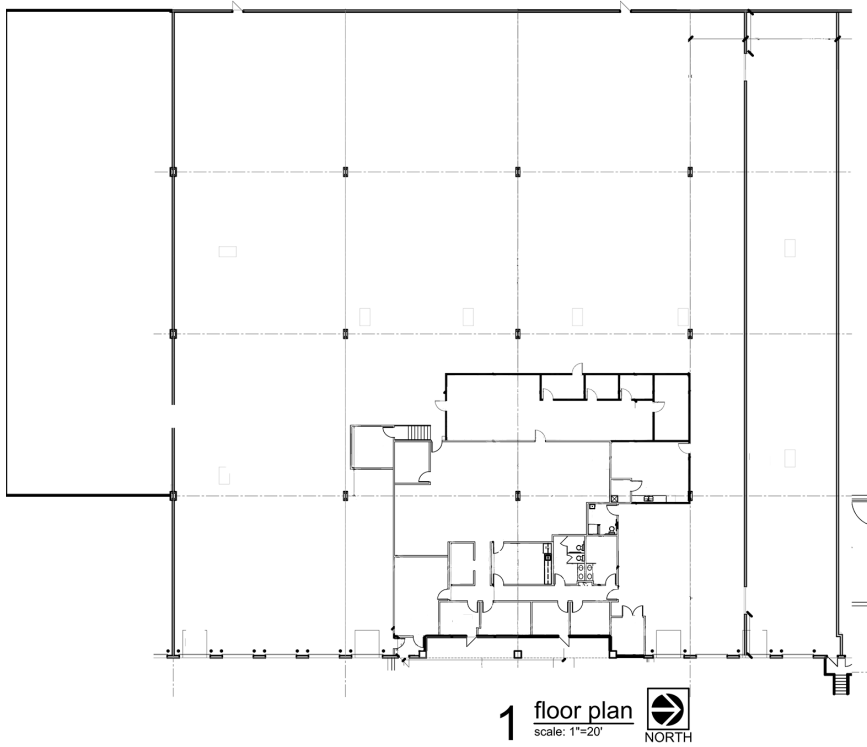
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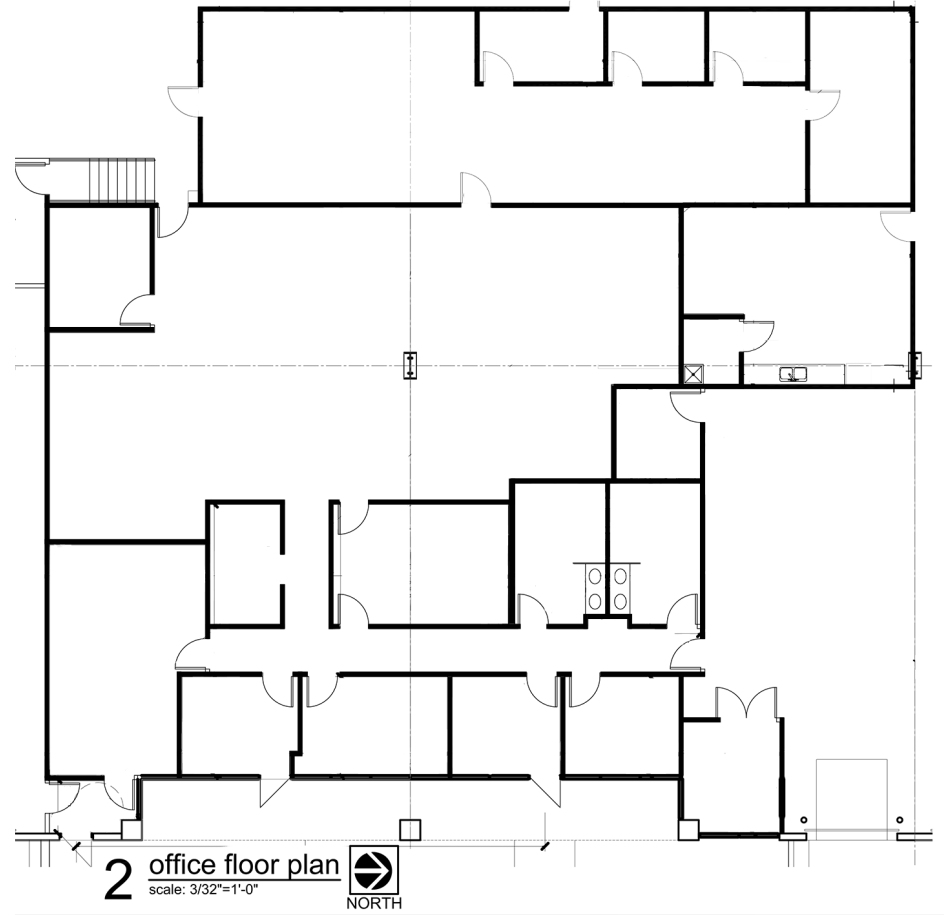
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Building C Floor Plan



1 floor plan
scale: 1"=20'
NORTH



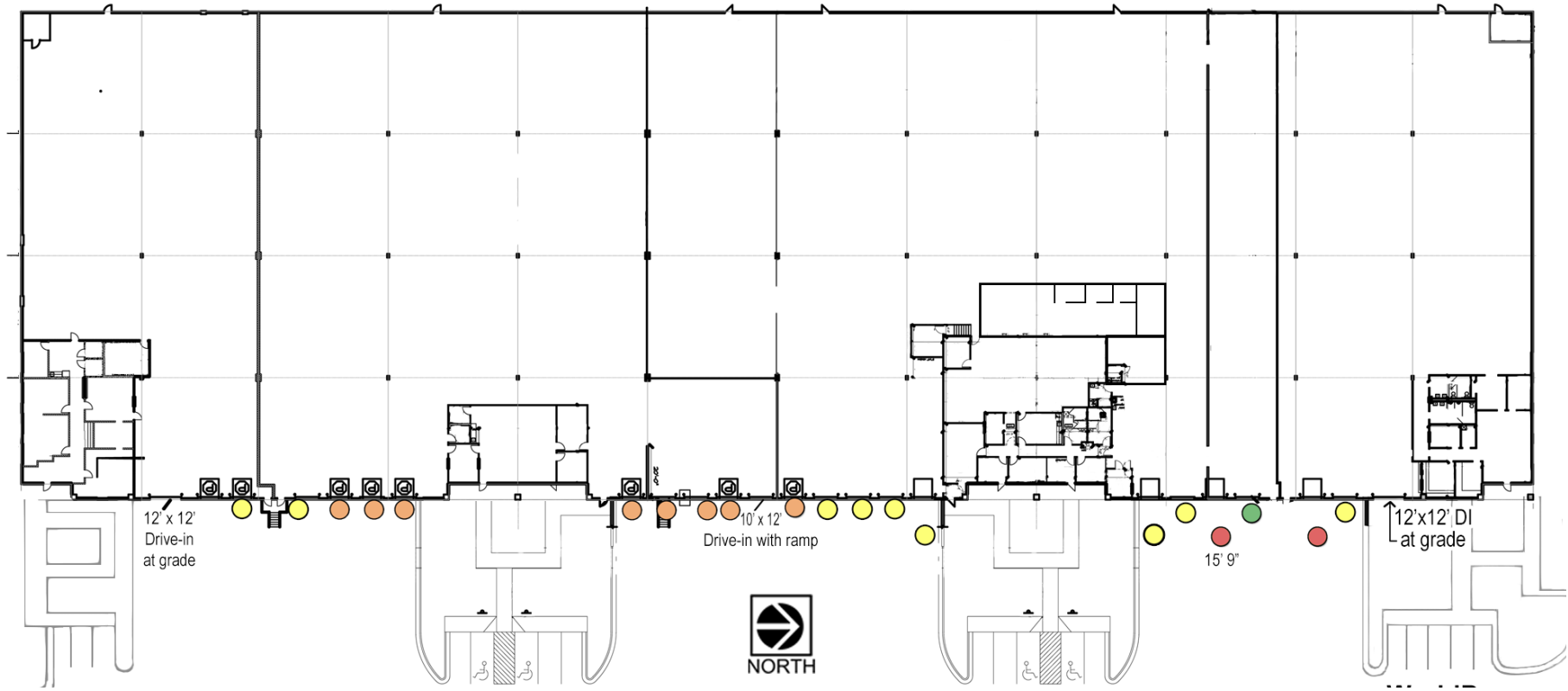
2 office floor plan
scale: 3/32"=1'-0"
NORTH

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Building C Floor Plan



#10835
Office : 2,636
17,245 SF Total

#10831
Office: 1,630 SF
30,228 SF Total

#10819
Office: 5,903 SF
42,981 SF Total

#10815
Office: 1,802 SF
18,800 SF Total

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