

Development Ready, Build-to-Suit Lease/Sale



Great Visibility at K-7 & K-10!

- Designed for up to 472,771 SF
- 30 acres 13.5+/- and 16.5+/- acre sites
- Highway visibility
- Established distribution corridor
- Great access to I-35, K-7, K-10 & I-435
- State of Kansas provides excellent relocation/incentive packages

For more information:

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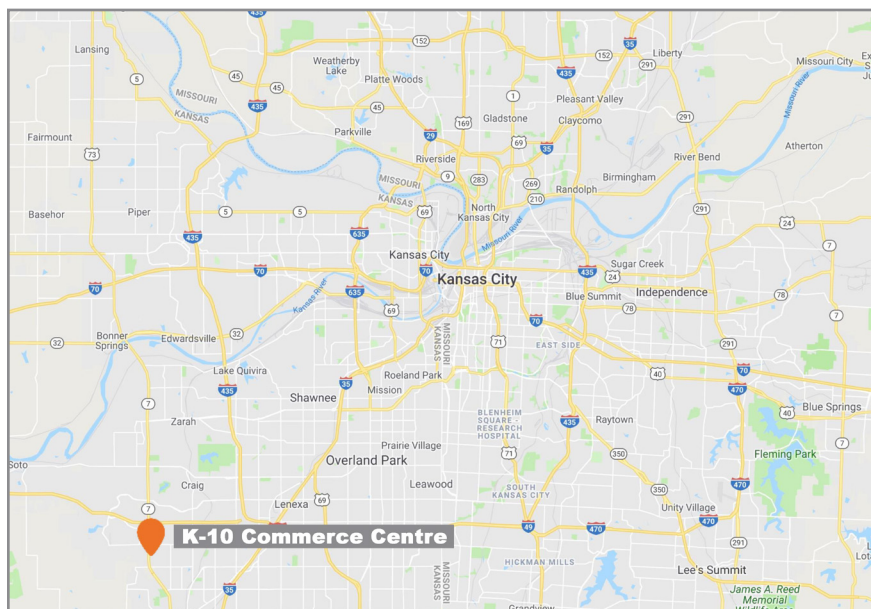
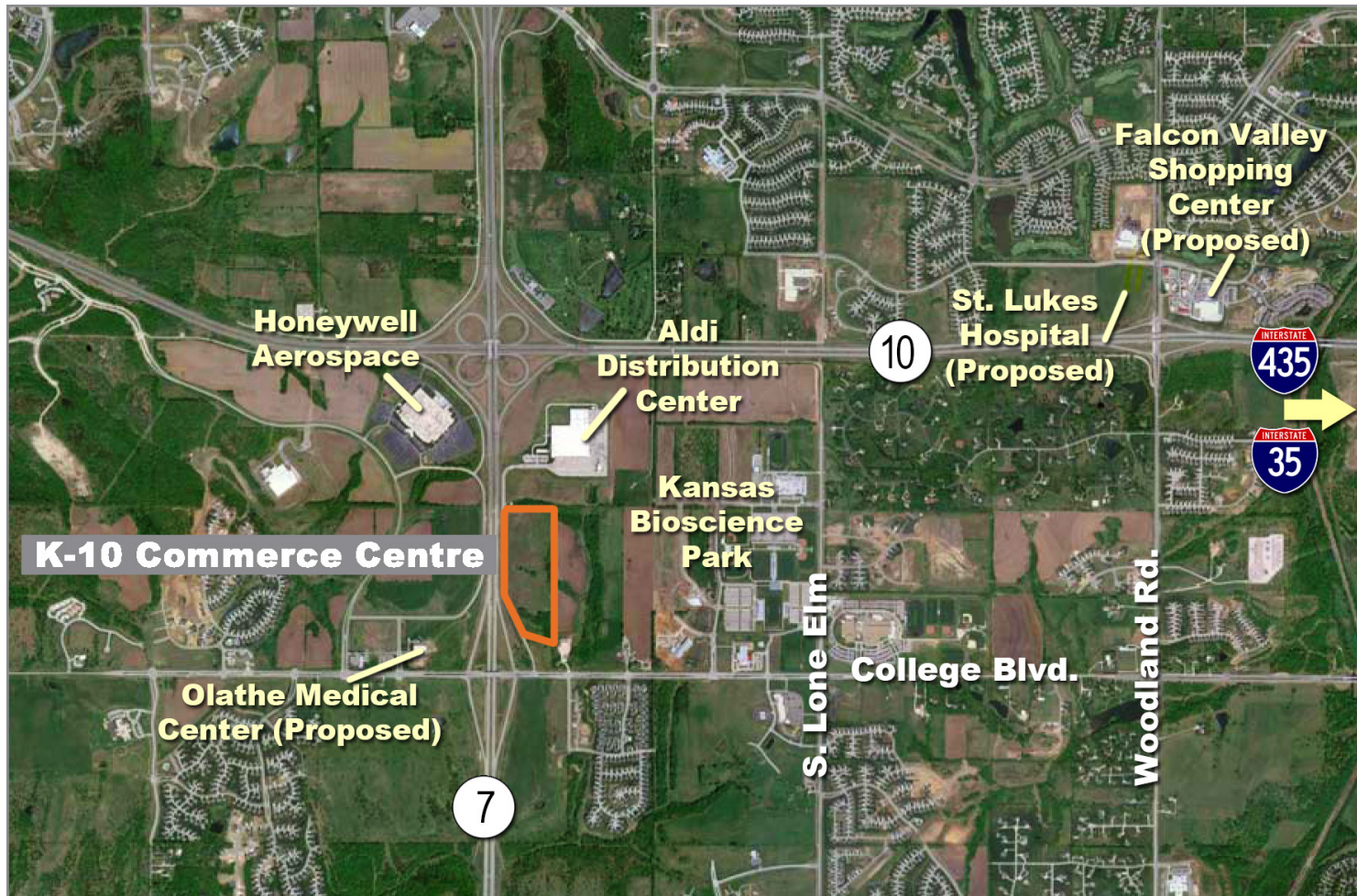
Land/Future Building Specifications

| | | |
|------------------|--|-------------------------|
| Location: | K-7 Highway, between K-10 Highway and College Blvd. | |
| Land Size: | 30 acres as 13.5+/- acres (north end) to support 212,798 SF building and 16.5+/- acres (south end) to support 259,973 SF building | |
| Sanitary Sewer: | City of Olathe | |
| Water: | Water One, 12" main | |
| Electric: | Kansas City Power & Light, 3-ph | |
| Gas: | Atmos Energy, 4" main | |
| Fiber: | AT&T Fiber Optic | |
| Zoning: | MP-2, Planned General Industrial District | |
| Access: | Immediate access to I-35 (NAFTA Corridor), K-7, K-10 & I-435 | |
| Trailer Storage: | Building A: 20 trailer spaces Building B: 35 trailer spaces | (as currently proposed) |
| Car Parking: | Building A: 195 spaces Building B: 291 spaces | (as currently proposed) |
| Dock-Doors: | Building A: 44- 9' x 10' dock-doors; 4- 12' x 14' drive-in doors Building B: 60- 9' x 10' dock-doors; 4- 12' x 14' drive-in doors | (as currently proposed) |

K-10 Commerce Centre

Olathe, Kansas

For Sale/Lease
Build to Suit



For more information:

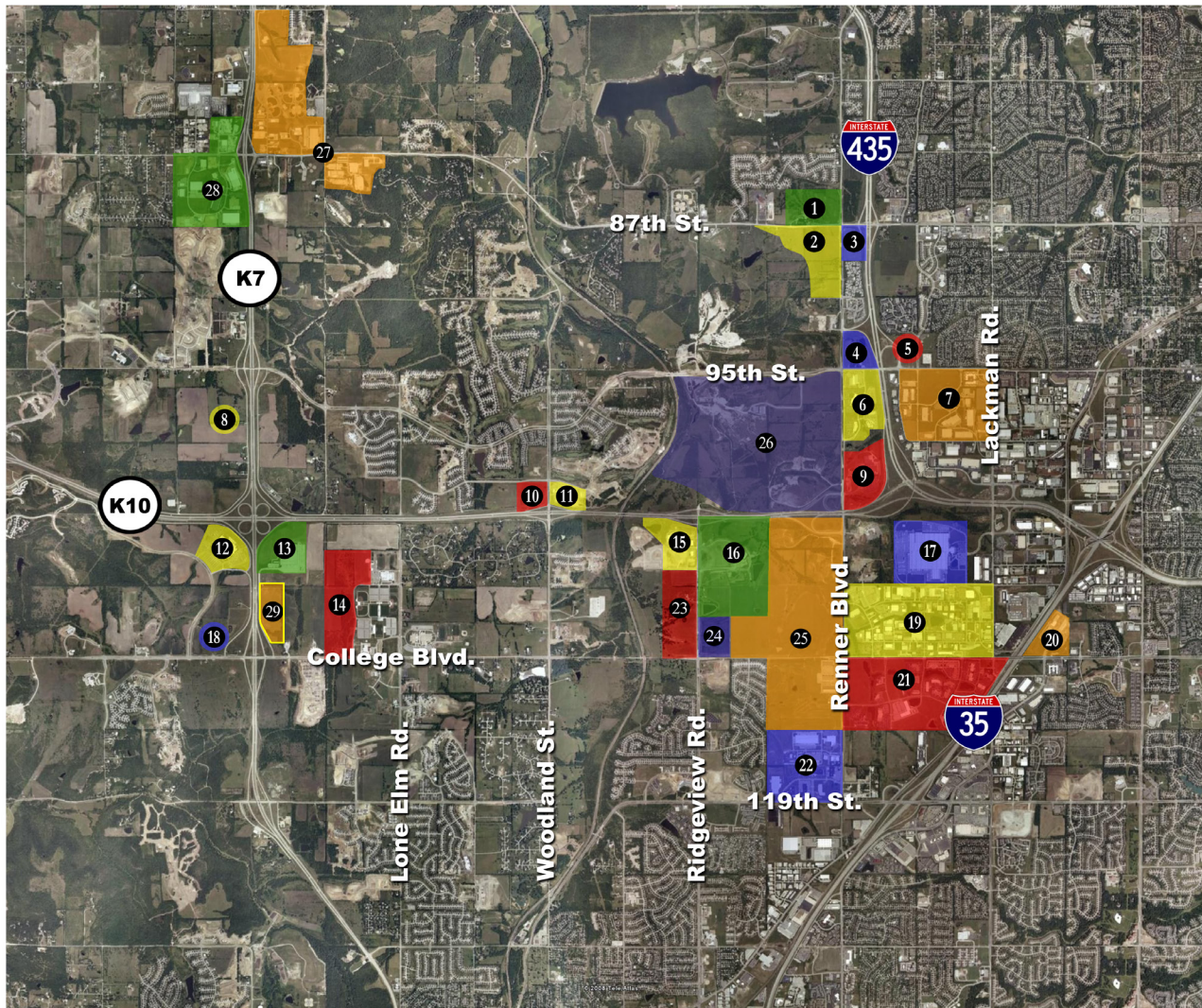
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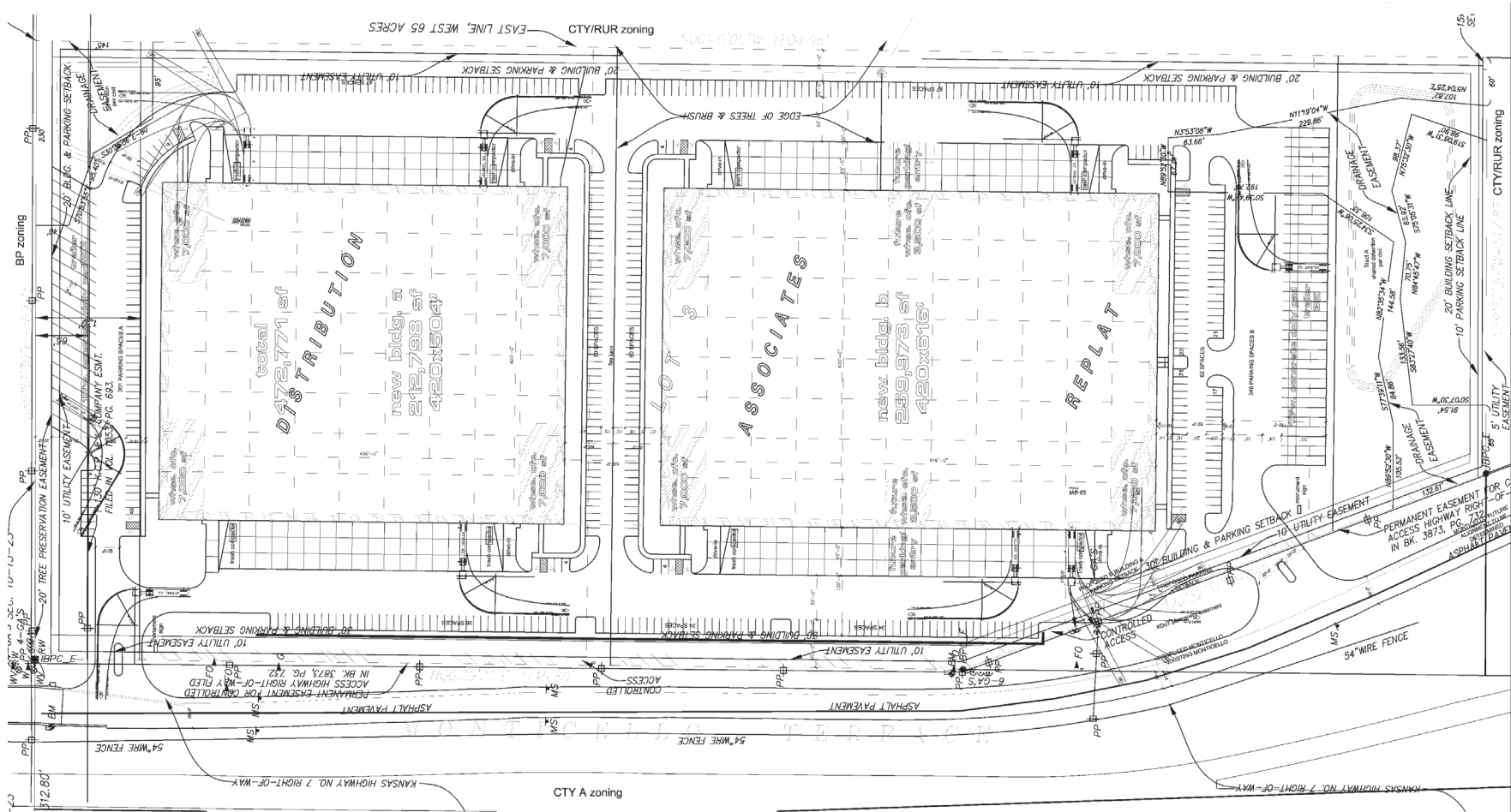
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Legend

1. City Center North Village (Proposed)
2. City Center Lenexa (Proposed)
3. City Center East Village (Proposed)
4. Renner Corporate Centre I & II (Kiewit Power Construction Phase 1)
5. Grundfos Pump Corporation Office HQ (Planned)
6. Renner Ridge Corporate Center
7. Kansas Commerce Center
8. Shawnee Mission Medical Center (Phase 1 Under Construction)
9. LabOne
10. St. Luke's Hospital (Proposed)
11. Falcon Valley Shopping Center (Proposed)
12. Honeywell
13. Aldi's Distribution Center
14. Kansas Bioscience Park
15. Ridgeview Marketplace Shopping Center (Proposed)
16. Corporate Ridge Office Park
17. JC Penny Distribution Center
18. Olathe Medical Center (Proposed)
19. Mid America Industrial Park
20. College Crossing Business Park
21. Southlake Technology Park
22. 119th Street Technology Park
23. Soccer Complex (Proposed)
24. Ridgeview Corporate Centre
25. Business Park Development
26. Business Park & Research Development
27. Shawnee Warehouse Industrial
28. Perimeter Park (Wh/Ind)
29. K-10 Commerce Centre

Proposed - 2 Building Site Plan



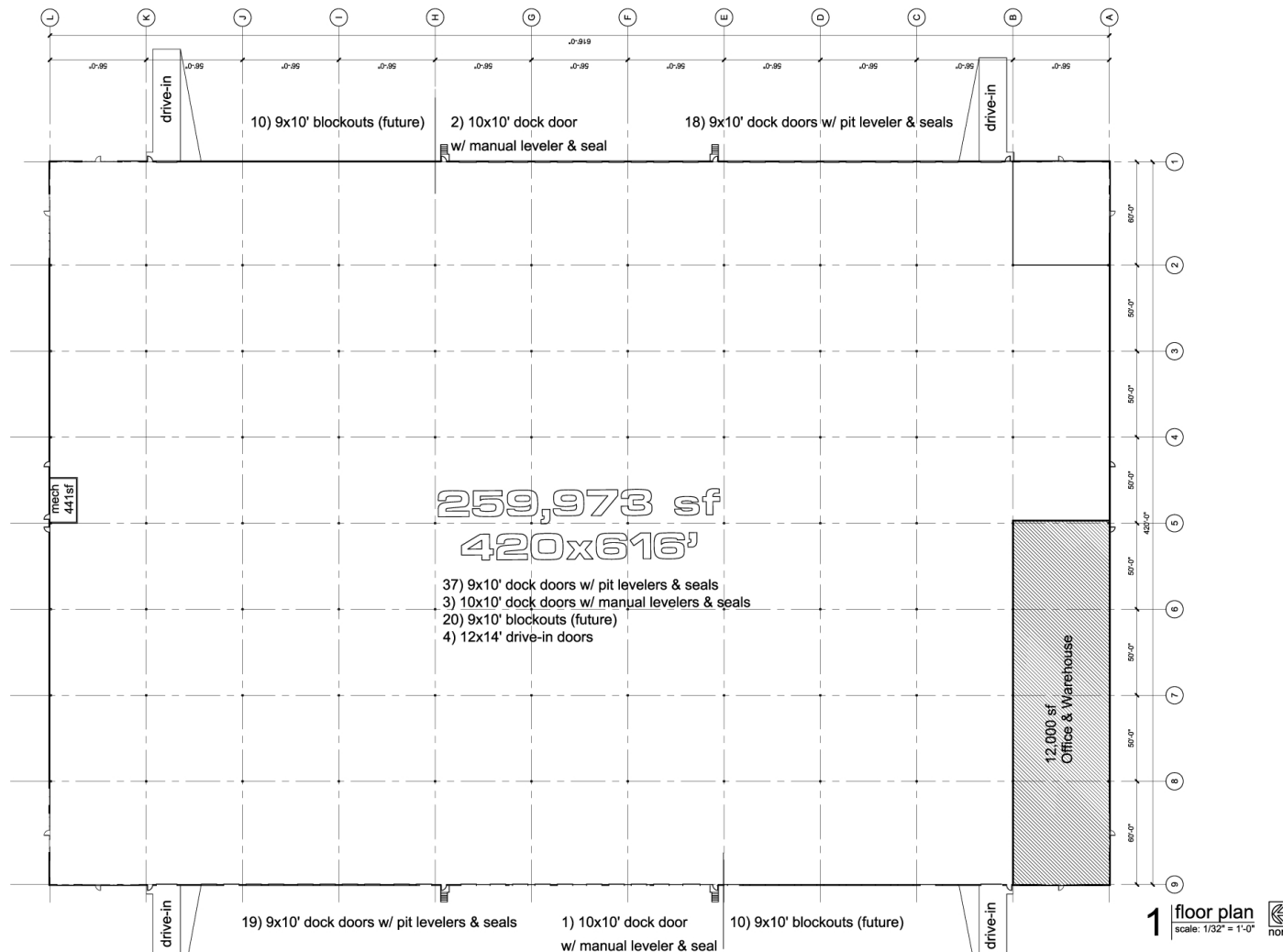
1 SITE PLAN
SCALE: 1"=60'-0"

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Proposed Building 1



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BLOCK
REAL ESTATE SERVICES, LLC

K-10 Commerce Centre

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Proposed 2 Buildings



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