



## Excellent Location

- 274,031 SF bulk cross-dock facility
- Modern tilt-wall construction; energy efficient low E reflective glass
- 32' clear height
- Cross-dock loading; 24 - 9'x10' dock-high doors with pit levelers, 28 additional block-outs and 4 - 12'x14' drive-in doors
- Ample customer and employee parking
- Immediate access to I-35, I-435 and Highway K-10
- Energy efficient LED lighting
- Real estate tax abatement PILOT schedule for 10 years!
- Designed with 5 glass entries with 2 potential tenant entry doors at the south center for 6 tenants

## For more information:

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## Building Specifications

Address:	16230-16501 West 116th Street, Lenexa, Kansas 66219
Size:	274,031 SF (817.5' x 365' on the west end and 305' on the east end)
Bay Size:	Typical bays are 54'6" wide x 58'4" deep with speed bays being 65' deep on the north side and the west end of the south side is 60' deep for the west 6 bays
Clear Height:	32'
Floor Thickness:	Floors are 7" unreinforced, 4,000 PSI concrete on 4" of compacted granular fill
Warehouse Heating:	3 Make-up Air Units (MAU) that are evenly spaced at the ridge of the roof with a design criteria to provide 50 degrees inside temperature at 0 degrees outside temperature
Fire Sprinkler:	ESFR fire protection per NFPA-13. Design is based on a flow test of 76 PSI static, 72 PSI residual flowing at 1,300 GPM. It is designed for ESFR protection of Class I-IV commodities stored to a maximum storage height of 35' and a maximum deck height of 40'.
Roof Membrane:	45 mil TPO mechanically fastened roof system with R-20 insulation
Warehouse Lighting:	LED hi-bays to 25 ft candles A.F.F. on average
Warehouse Insulation:	Walls are R-11 stick-pin from 12' A.F.F. to the underside of the roof deck, and roof is R-20.
Internet and Voice Access	This is a prime corridor as Renner Boulevard has fiber in the street that connects to the sonet ring for the entire KC metro area. The copper provider is AT&T, while other fiber providers are: AT&T, T-Mobile, TW Telcom, Zayo Fiber, and Spectrum. Most providers can provide service to this building/park, as there is "Dark Fiber" in the street as well. Cable is provided by Spectrum.
Exterior Lighting	Exterior lighting is provided on both the building and on poles in the loading and parking areas.
Electric Service:	The total service to the building will be 3,000 amps of 277/480 volt 3-phase with a house panel of 400 amps of 277/480 volt

## Building Specifications

- Loading:**
- 32 - 9'x10' dock-hi doors with pits at all locations and 45,000-lb. Mechanical levelers with dock seals, bumpers and dock lights with receptacles
  - 20 additional block-outs for future dock doors
  - Dock-hi and drive-in doors will be insulated and each will have a vision panel
  - 12' wide x 14' tall drive-in doors at the 4 corners of the building

**Dock Equipment:** 45,000# mechanical pit levelers, dock seals, LED swing-arm dock lights, 2" insulated steal hi-lift dock doors with door perimeter weather stripping

**Truck Court:** 135' on both the north and south side

**Parking:** Parking for 14 trailers, 283 cars initially with 173 future at the southwest corner to total 457, of the future parking all but 60 will exist immediately as striping along the curbs opposite of the loading docks on both the north and south sides and the balance of 60 will be in a "future" lot to be built

**Zoning:** BP-2 Planned Manufacturing

**Utilities:**  
 Natural Gas: Atmos Energy  
 Water: WaterOne  
 Electricity: KCP&L  
 Sewer: Johnson County Wastewater

<b>Net Charges:</b> (2020 Estimates)	<b>CAM:</b>	\$0.35
	<b>INS:</b>	\$0.06
	<b>RE TAXES*:</b>	<u>\$0.51</u>
	<b>Total:</b>	\$0.92

**\*RE Taxes:** Real Estate Taxes are based on a previously agreed to PILOT tax abatement schedule. Included within the tax billing there is a separate charge for the Special Benefit District (SBD) assessments which are fixed at \$0.39 per square foot of building. The PILOT is a pre-agreed upon schedule starting at 88% abatement and gradually reducing to 55% abatement in year 10. The value of the building is fixed at \$1.20 PSF in year 1 with 2% annual increases in value through year 10. This creates a fixed Real Estate Tax schedule after the PILOT abatement that provides year 1 Real Estate Taxes, including the SBD totaling \$0.51 PSF. The 10-year PILOT schedule is available for review.

## Building Specifications

Note:

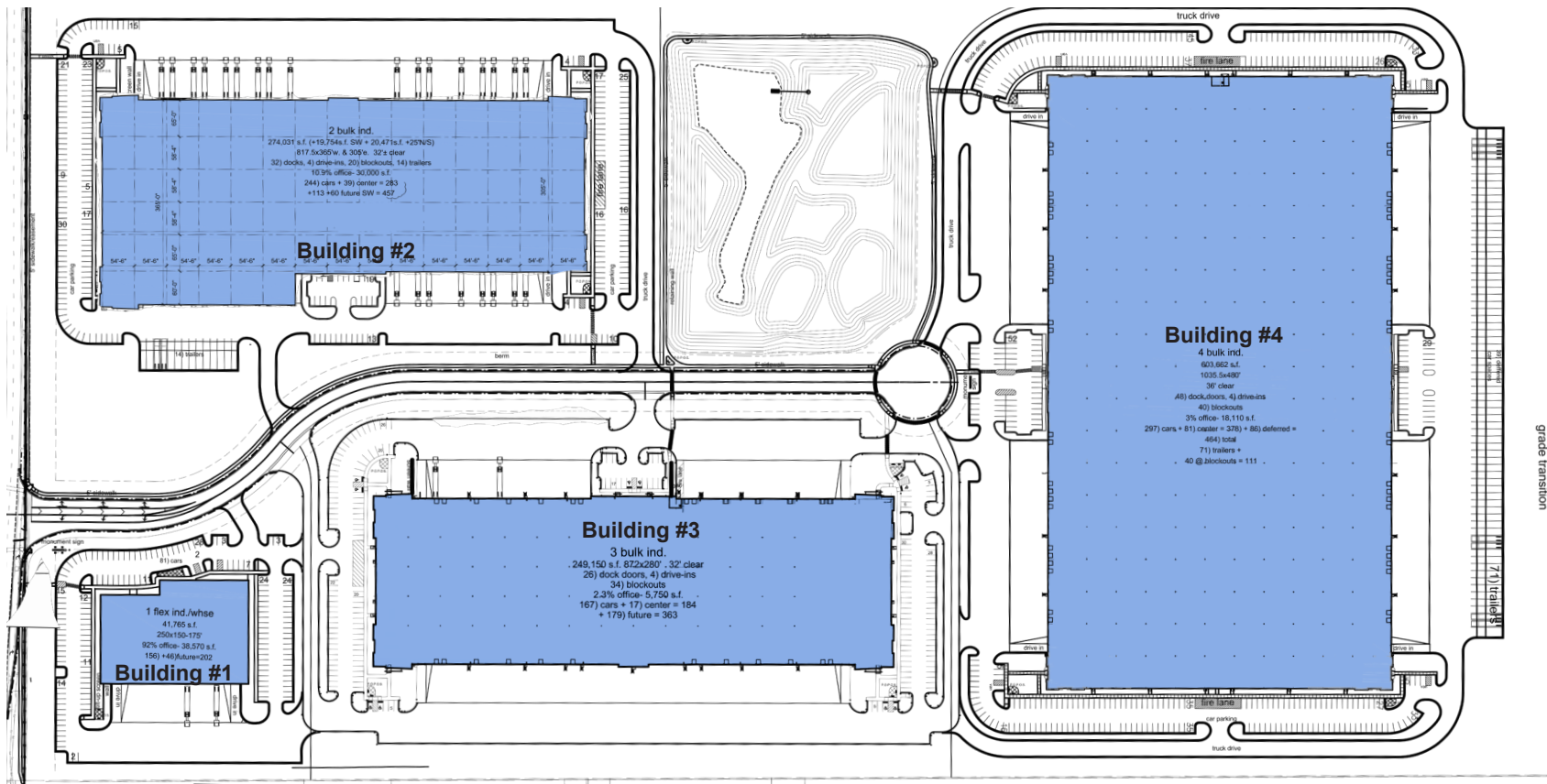
Interchange improvements at I-35 and 119th Street will be made to help ease congestion. The overpass will become a diverging diamond, allowing for traffic flow and safety enhancements. Travel lanes will also be added on 119th Street and turn lanes will be added to I-35 exit ramps. Glass enteries at the 4 corners plus in the south center.

# Lenexa Logistics Centre - East - Bldg. 2

16230-16501 West 116th Street, Lenexa, Kansas

# For Lease

## Proposed Preliminary Park Plans



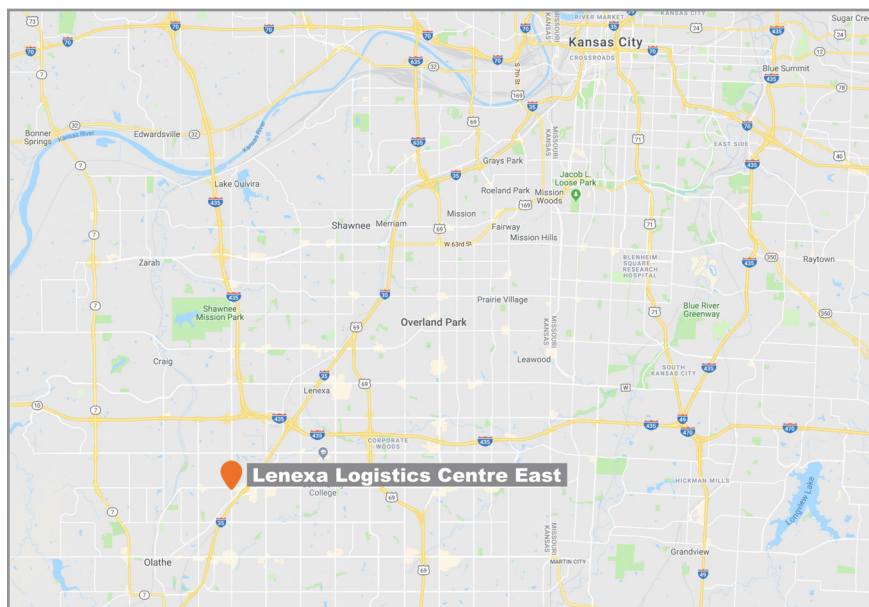
1. Flex Industrial/Warehouse	41,765 SF, 250'x150-175'
2. Bulk Industrial	274,031 SF, 817.5'x365', 32' clear, 28 dock doors, 4 drive-ins, 28 block-outs
3. Bulk Industrial	249,150 SF, 872'x280', 32' clear, 26 dock doors, 4 drive-ins, 34 block-outs
4. Bulk Industrial	603,662 SF, 1035.5'x480', 36' clear, 48 dock doors, 4 drive-ins, 40 block-outs



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