



Excellent Location

- 606,580 SF bulk cross-dock facility
- Tilt-wall construction; energy efficient reflective glass
- 36' clear height
- Cross-dock loading; 60 - 9'x10' docks with 45,000# mechanical levelers, dock seals, and dock light with recepticals, up to 24 additional block outs and 4 - 14'x16' drive-in doors motor operated at the 4 corners.
- Up to 464 car parking
- Up to 111 trailer parking on east side and at block-outs
- Immediate access to I-35, I-435 and Highway 10
- LED lighting, and clerestory windows
- ESFR sprinkler system
- Real estate tax abatement PILOT schedule for 10 years!

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Building Specifications

Address:	16000-16200 West 116th Street, Lenexa, Kansas 66219
Construction:	Concrete Tilt-Up Panels – Interior panels will have a broom finish and remain unpainted and exterior walls shall be painted panels. Wall panels to be 8” and 9 ¼” thick load bearing.
Building Size:	606,580 SF (1,035.5’ x 580.4’) on 31.005 ± acres of land
Speed Bay Columns:	54.5’ x 65’
Storage Bay Columns:	54.5’ x 50’
Clear Height:	36’ x 0” at 6” inside the first dock girder with “top-hat” style roof that peaks in the middle of the building.
Floors:	Floor slab shall be 7” thick, un-reinforced concrete on a 4” compacted AB-3 granular base. And there will be a 15-mil vapor retarder under the entire building floor slab
Fire Sprinkler:	A complete hydraulically calculated E.S.F.R fire protection system designed in accordance with NFPA 13 is included. The design is based on a flow test of 77 psi static, 70 psi residual, flowing at 1,353 gpm. A fire pump system has been included. The wet pipe system is designed for E.S.F.R protection of Class I – IV commodities stored to a maximum storage height of 40” and a maximum deck height of 45’. Twenty-six (26) hose valves are located throughout the building. Note without knowing quantities and product stored there is no allowance calculated for storage above NFPA class IV commodity.
Warehouse HVAC:	The warehouse is heated with four (4) gas-fired make-up air units with design criteria of 50 degrees F at 0 degrees F outside. Thermostat controls for each unit are on a nearby column.
Lighting:	Warehouse illuminated by LED High-bay light fixtures with motion sensors for an average of 25FC throughout the warehouse. Exterior LED wall packs and pole lights around the building and trailer/truck parking/automobile parking areas.
Roofing:	45 mil TPO mechanically fastened roof system with R-20 insulation

Building Specifications

Electric Service: A 3,000 A277/480V electrical service will be provided to the building. It is located near the center of the west elevation. One (1) 200-amp 277/480-volt sub-panel is included for the house service as well as one (1) fifty-amp 120/208-volt subpanel. Onsite transformer is a 15 kva 480-120/208-volt transformer.

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.

Loading:

- Sixty (60) 9'x10' dock doors with pit levelers
- Up to twenty-four (24) block-outs for future docks
- All dock-high doors will be insulated, vision panels and exterior numbers
- Exterior lighting on building and poles in loading and parking areas
- All existing dock pits are equipped with 45,000 pound mechanical dock levelers, dock seals, and dock lights with receptacles
- 4- 14'x16' drive-in doors motor operated at the 4 corners.

Truck Court: West side is 135' without trailer parking
East side is 135' up to 190' with trailer parking

Parking: up to 464 car parking (297 cars + 81 center + 86 future)
up to 95 trailer parks (71 trailers + up to 24 at blockouts)

Zoning: BP-2 Planned Manufacturing

Utilities:
Natural Gas: Atmos Energy
Water: WaterOne
Electricity: Evergy
Sewer: Johnson County Wastewater

Net Charges:
(2020 Estimates)

CAM:	\$0.35
INS:	\$0.06
<u>RE TAXES*:</u>	<u>\$0.45</u>
Total:	\$0.86

Building Specifications

***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 \$0.31 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 \$0.45 PSF. The 10-year PILOT schedule is available for review.

Signage

Standard building signage available per exhibit and possible monument signage available.

Note:

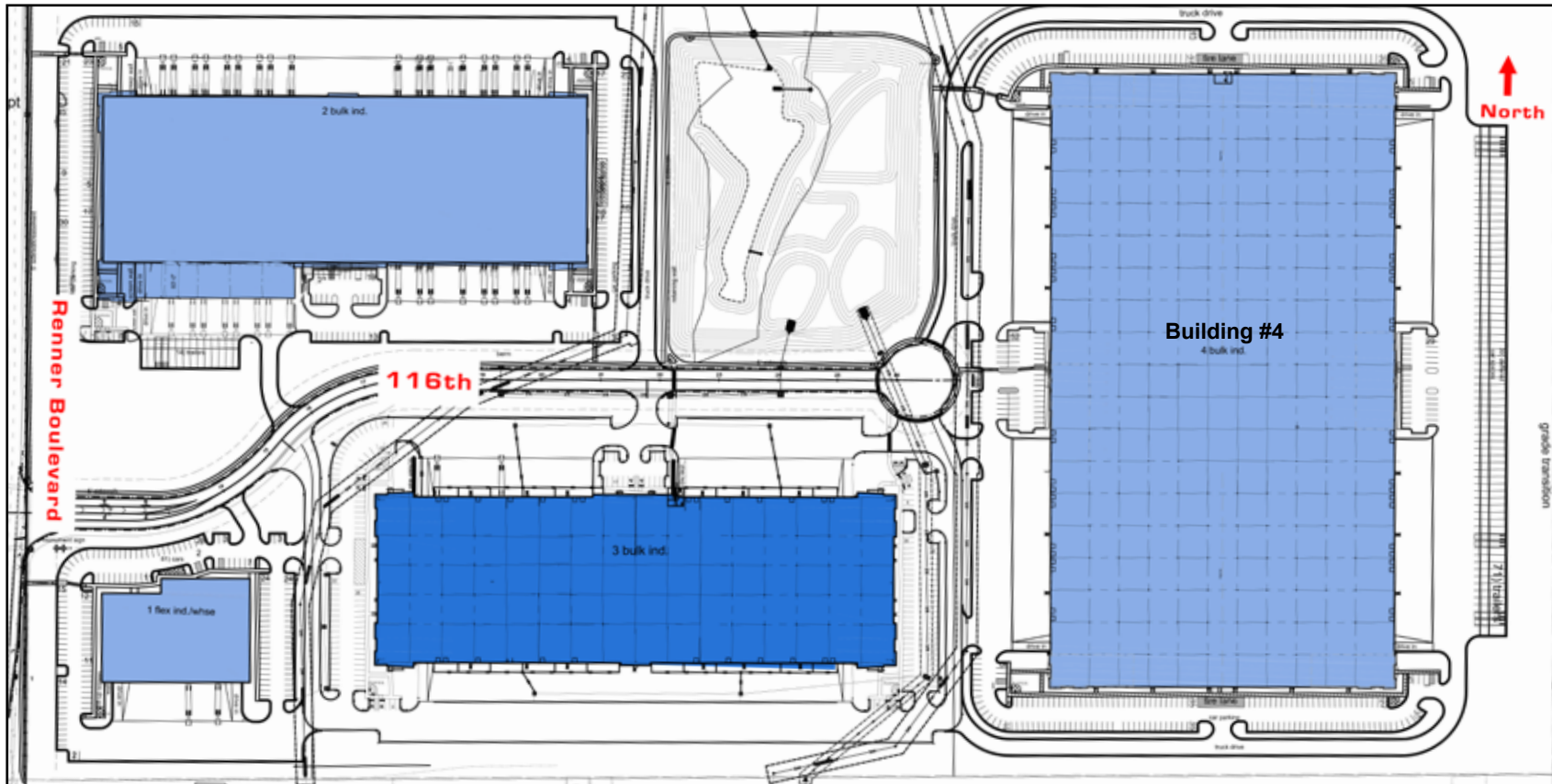
Interchange improvements at I-35 and 119th Street are planned to help ease congestion. The overpass will become a diverging diamond, allowing for traffic flow and safety enhancements. Travel lanes will also be added on 119th Street and turn lanes will be added to I-35 exit ramps.

Lenexa Logistics Centre - East - Bldg. 4

16000-16200 West 116th Street, Lenexa, Kansas 66219

For Lease

Proposed Preliminary Plans



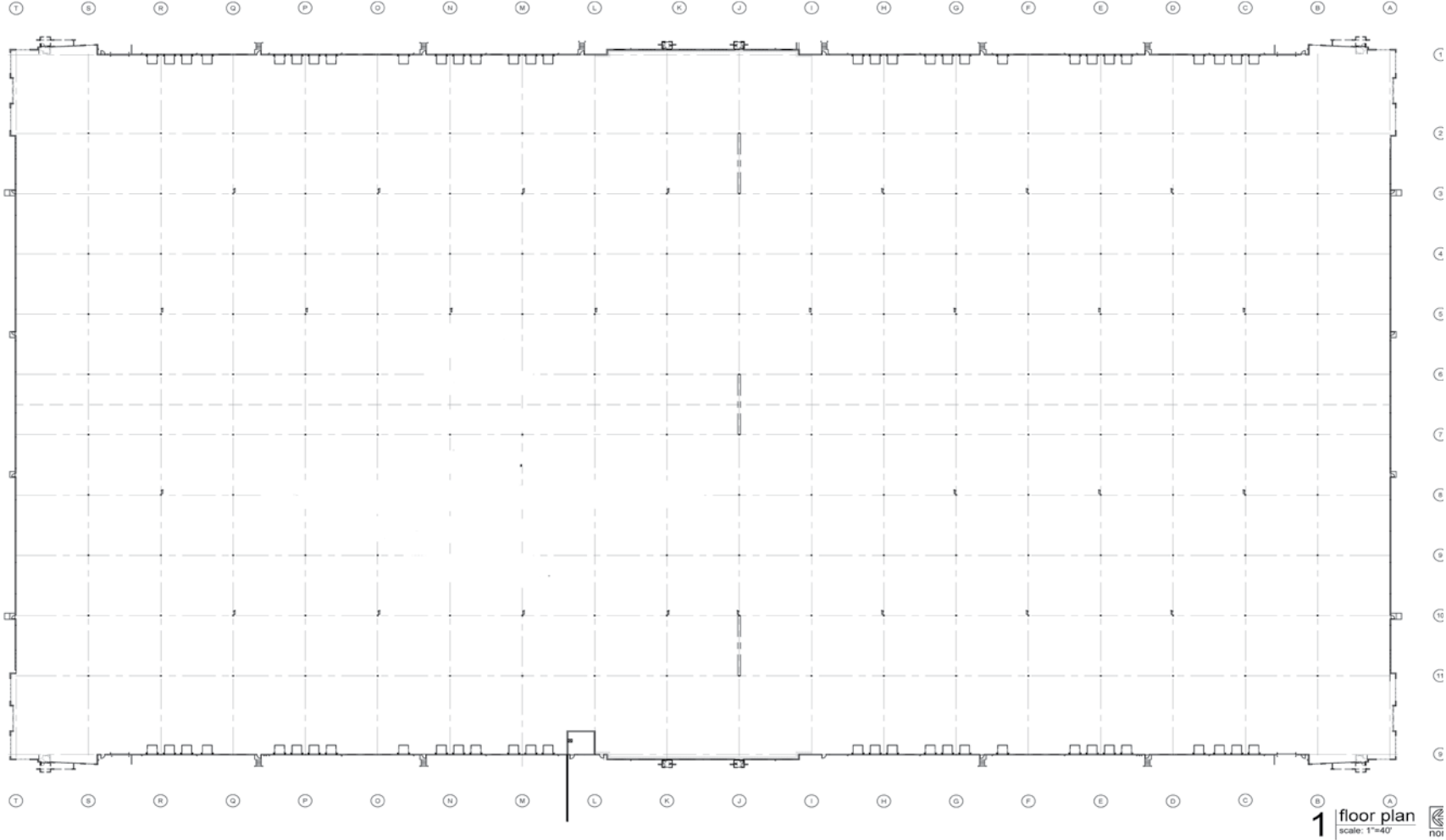
1. Flex Industrial/Warehouse	41,765 SF, 250'x150-175'
2. Bulk Industrial	274,031 SF, 817.5'x365', 32' clear, 24 dock doors, 4 drive-ins, 28 blockouts
3. Bulk Industrial	249,150 SF, 872'x280', 32' clear, 26 dock doors, 4 drive-ins, 34 blockouts
4. Bulk Industrial	606,580 SF, 1035.5'x580.4', 36' clear, 48 dock doors, 4 drive-ins, 40 blockouts

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Building 4 Floor Plan



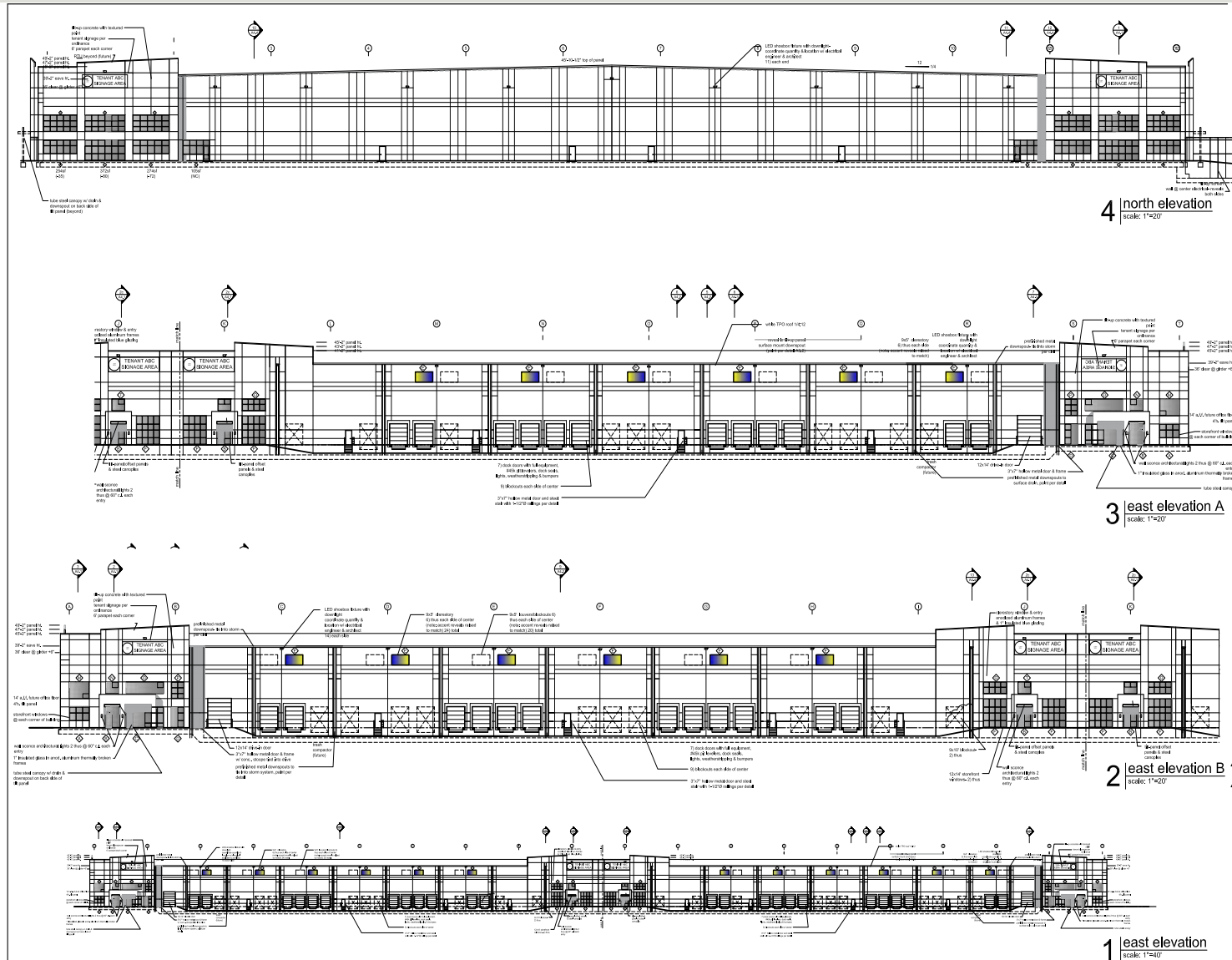
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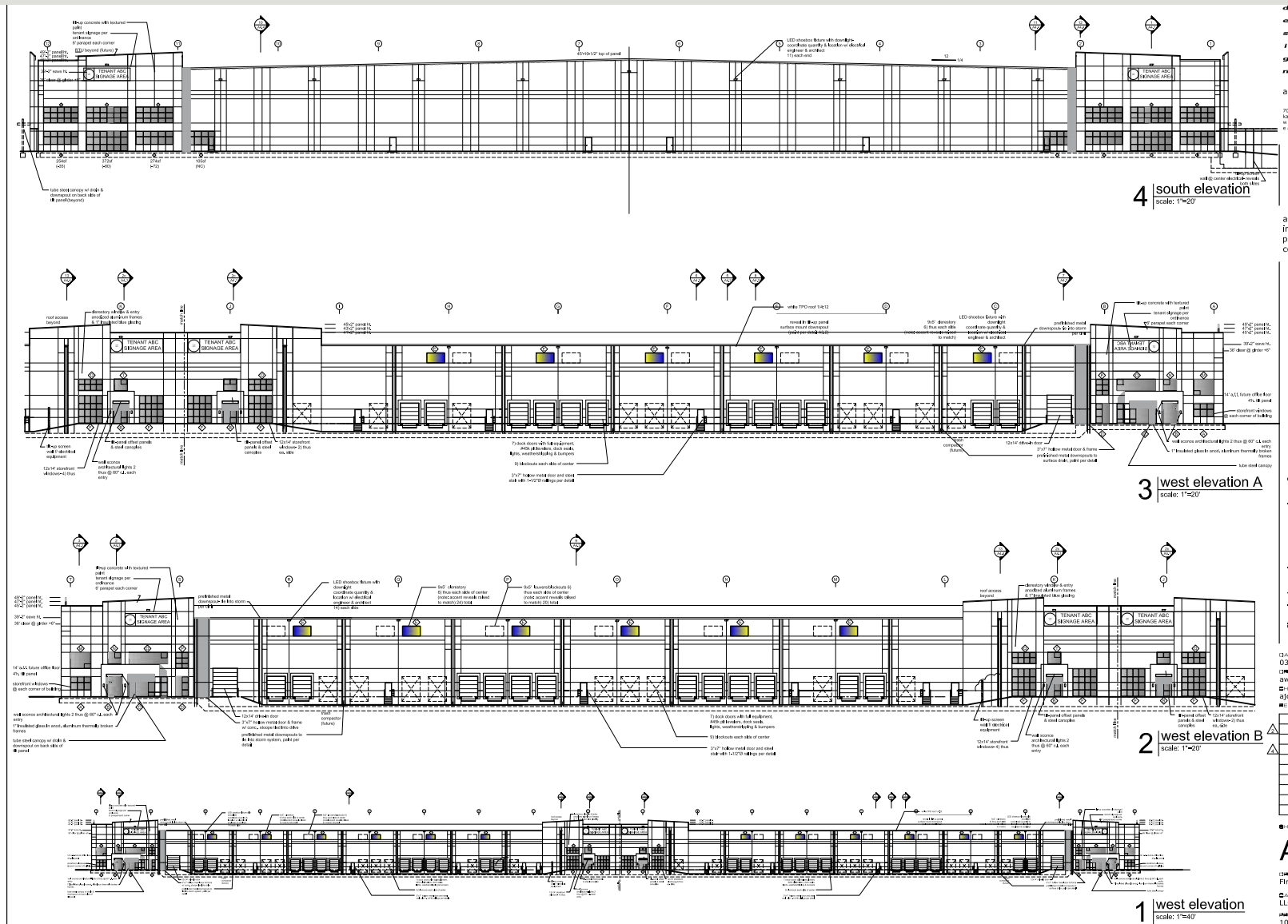
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REAL ESTATE SERVICES, LLC

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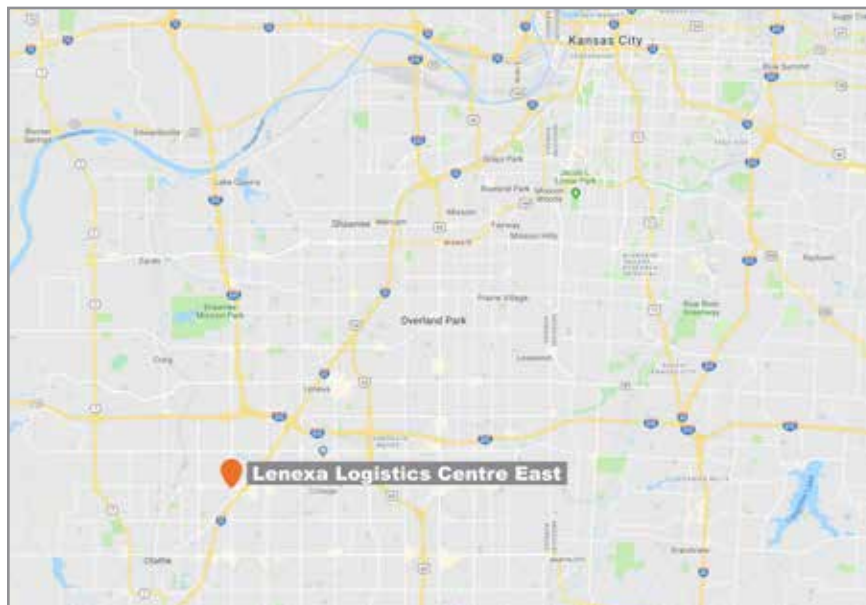
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