

I-35 LOGISTICS PARK

15251-15351 South Green Road
(155th Street & Old Highway 56)

OLATHE, KANSAS



INDUSTRIAL FOR LEASE

Building C
567,115± SF



FEATURES

- State-of-the-art design
- Located 2.5 miles from 159th Street & Lone Elm/I-35 interchange
- 50% 10-year tax abatement
- Foreign Trade Zone capable
- 8.5 miles north of BNSF's 1,200-acre intermodal facility
- 13 miles from the UPS Lenexa facility
- 3 miles from the FedEx Ground facility
- Insulated, tilt-up wall panels

BUILDING SIZE	567,115± SF
AVAILABILITY	157,621-315,242± SF
BASE RENTAL RATE	\$3.95 PSF
LEASE TYPE	Net

FOR MORE INFORMATION, PLEASE CONTACT:

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SPECIFICATIONS

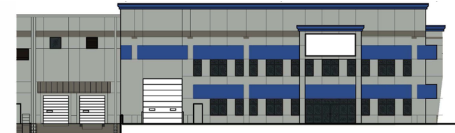
Available SF	157,621-315,242± SF (expandable to 632,127± SF)
Office SF	Build-to-suit
Acreage	52.17±
Zoning	M-2
Bay Size	55'7" x 50' (60' speed bays)
Building Dimensions	1,000.5± N-S x 570' E-W
Clear Height	36' clear
Sprinkler	ESFR
Floor Thickness	7" non-reinforced
Loading Docks	66 (9' x 10') dock-high doors
Drive-In Doors	1 (14' x 16') motor-operated, drive-in door
Truck Court	First 60' is 8" concrete; remaining 75'-95' is 8" asphalt
Trailer Parking	48 spaces with 15' concrete dolly pads (47 additional future spots available)
Car Parking	157±
Power	1,500 Amp 480 Volt 3-Phase 4-Wire
Roof	White .60 mil, TPO R-25.2 Isocyanurate Insulation, 20-year warranty
Electricity	Kansas City Power & Light
Gas	Atmos Gas
Water	Olathe City Water (2" service)
Sewer	Olathe City Sewer
Rate	\$3.95 PSF, NET
Tax	\$.62± PSF 2018 estimate (inclusive of 50% 10-year tax abatement)
Insurance	\$.05± PSF 2018 estimate
CAM	\$.20± PSF 2018 estimate



ENLARGED PARTIAL WEST ELEVATION
1/16" = 1'-0"

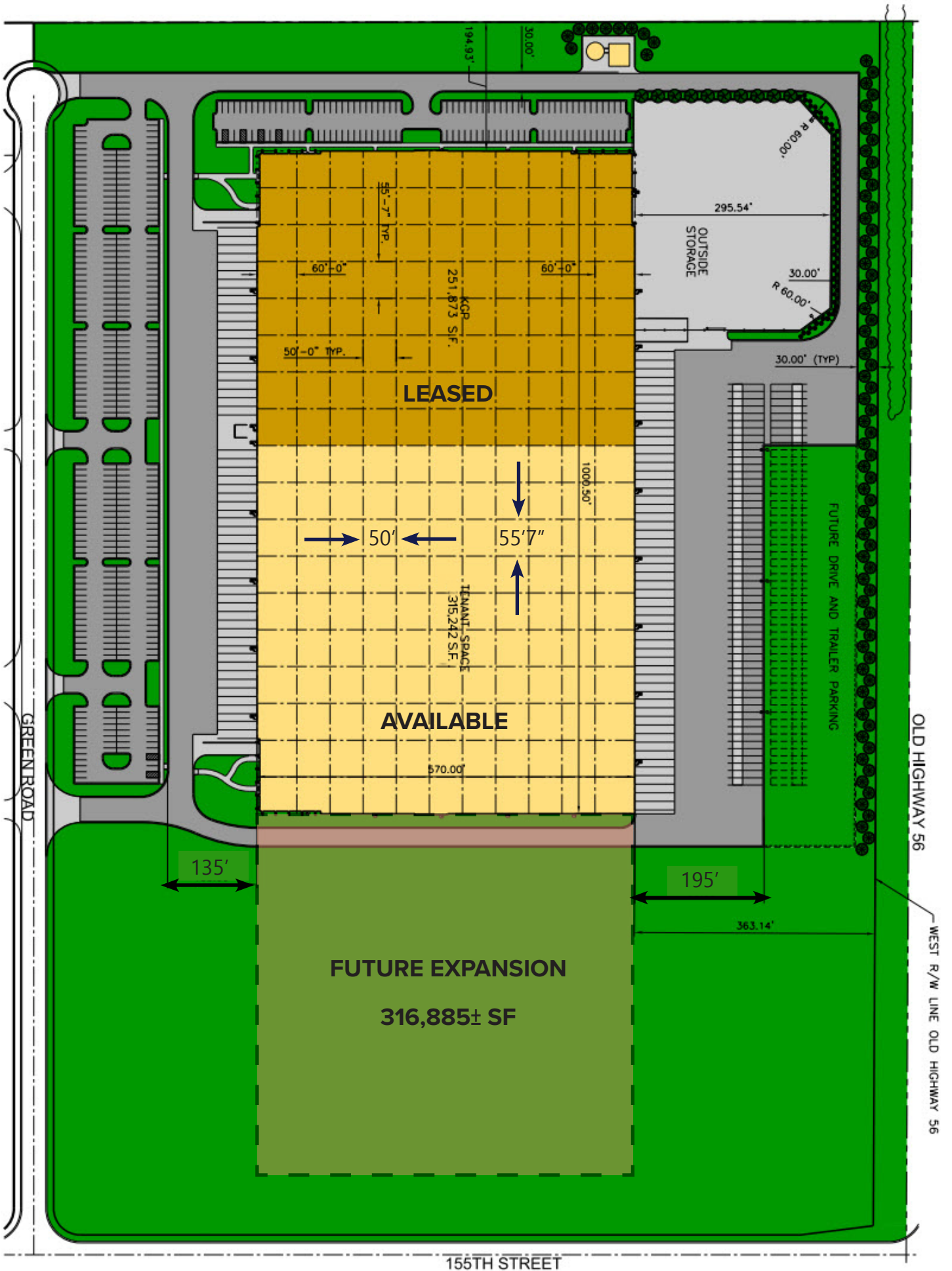


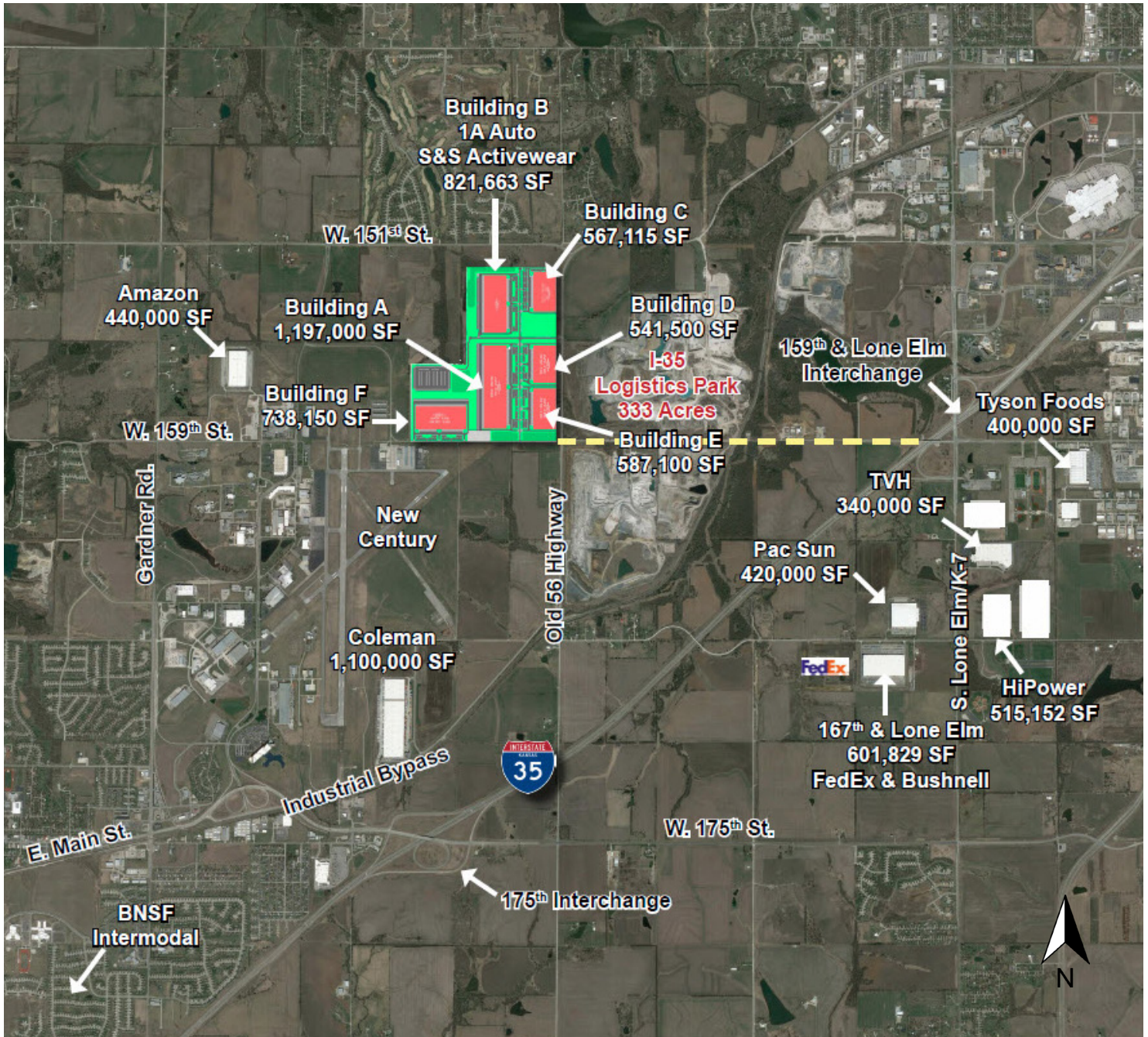
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SCALE
1" = 100'
0 100 200 300
FEET





SUPPORT SERVICES LOCATED WITHIN A 5-MILE RADIUS

HOTELS

Best Western Plus Olathe (3.4 miles)
 Candlewood Suites Olathe (2.7 miles)
 Days Inn Olathe Medical Center (3.1 miles)
 Econo Lodge Olathe (3.3 miles)
 LaQuinta Inn & Suites Olathe (3.1 miles)
 Motel 6 Olathe (3.4 miles)
 Quality Inn & Suites Olathe (2.8 miles)
 Super 8 Gardner (3.0 miles)

RESTAURANTS

Arby's (2.8 & 4.0 miles)
 A&W (4.5 miles)
 Burger King (2.8, 3.2 & 3.4 miles)
 Chili's (3.2 miles)
 Chipotle (3.2 miles)
 Culver's (4.0 miles)
 Domino's (3.0 & 4.5 miles)
 Freddy's (4.0 miles)
 Goodcents (3.4 miles)

Hardee's (2.6 miles)
 I-Hop (3.2 miles)
 Jimmy John's (3.2 miles)
 KFC (3.4 & 4.5 miles)
 Little Caesar's (4.5 miles)
 Long John Silver's (4.5 miles)
 MOD Pizza (3.0 miles)
 McDonald's (2.8, 3.2 & 4.5 miles)
 Panda Express (3.4 miles)
 Papa Murphy's (3.4 miles)
 Papa John's (3.0 miles)

Pizza Hut (3.0 & 3.4 miles)
 Perkins (2.8 miles)
 Red Robin (3.2 miles)
 Sonic (2.6 & 3.4 miles)
 Starbucks (3.0 & 4.0 miles)
 Subway (2.6, 2.8, & 4.1 miles)
 Taco Bell (3.4 & 4.8 miles)
 Taco John's (4.0 miles)
 Waffle House (2.8 & 4.8 miles)
 Wendy's (3.2 & 4.8 miles)

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