

### Lackman Business Center

Building 2 | 15300 W 101st Terrace, Lenexa, KS







#### 62,534± SF Industrial Space Available Lease Rate: \$4.25 PSF NNN

#### **Property Highlights**

- Located at "main & main" of the Kansas City industrial market, the Lackman Business Center is surrounded by an abundance of amenities and offers immediate access to Interstates 435 and 35
- The well-maintained property features good clear heights and ample loading
- Clear height of 30' with typical column spacing of 45' x 48'
- 7 dock-high doors and 1 drive-in door

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CUSHMAN & WAKEFIELD

FOR LEASE Lackman Business Center

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#### **Property Highlights**

Address	15300 W. 100th Terrace
Availability	62,534 SF 1,200 SF Office
CONSTRUCTION	
Construction	Precast concrete; tilt wall panels
Roof Type, Age	TPO, 2015
Fire Protection	ESFR
Interior Lighting	T-5 with motion sensors
HVAC	Gas-fired unit heaters; air-conditioned office
PROPERTY FEATURES	
Site Area	8.13 Acres
Zoning	BP-2, Planned Manufacturing District
Year Built	2000
Clear Height	30'
Column Spacing	45' x 48'
Loading	7 dock doors (4 with pit levelers) 1 concrete ramp drive-in door
Building Depth	180'
Truck Court Depth	130'
Car Parking	Ample
Power	277/480v 1,600-3,000 amps
Rate	\$4.25 PSF
Nets	Taxes: \$1.85 Insurance: \$0.03 CAM: \$0.38 Total: \$2.26 PSF





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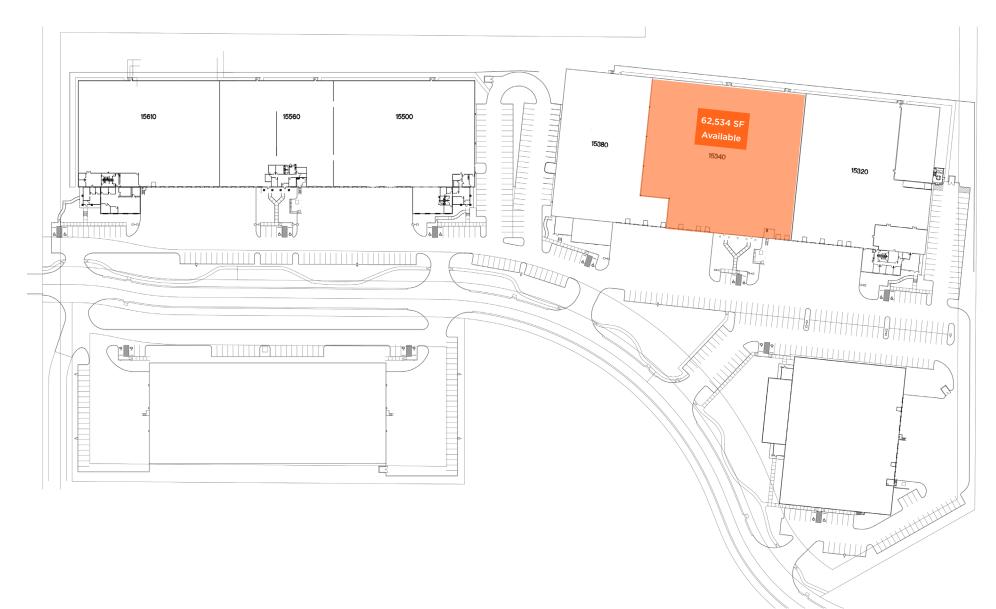
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#### Site Plan



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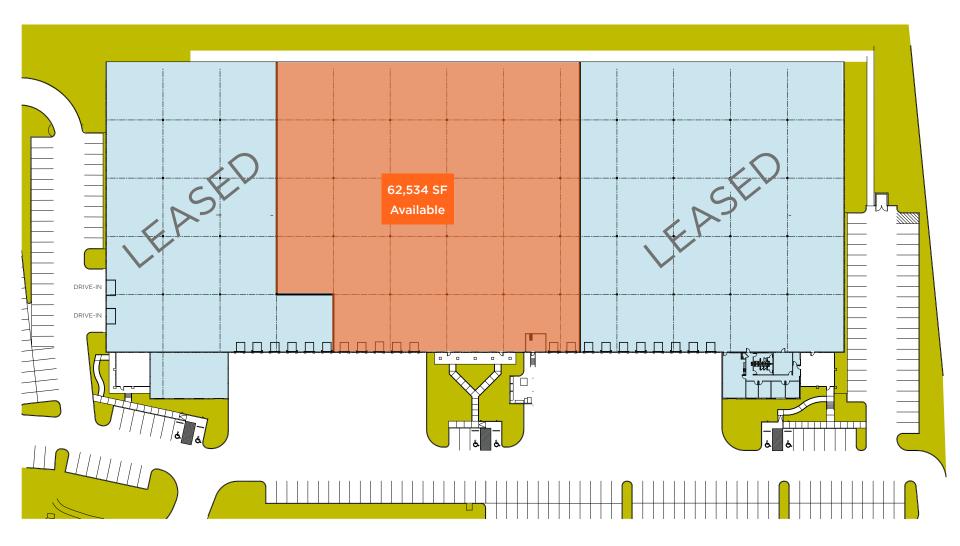
FOR LEASE

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#### **Floor Plan**



100<sup>TH</sup> TERRACE

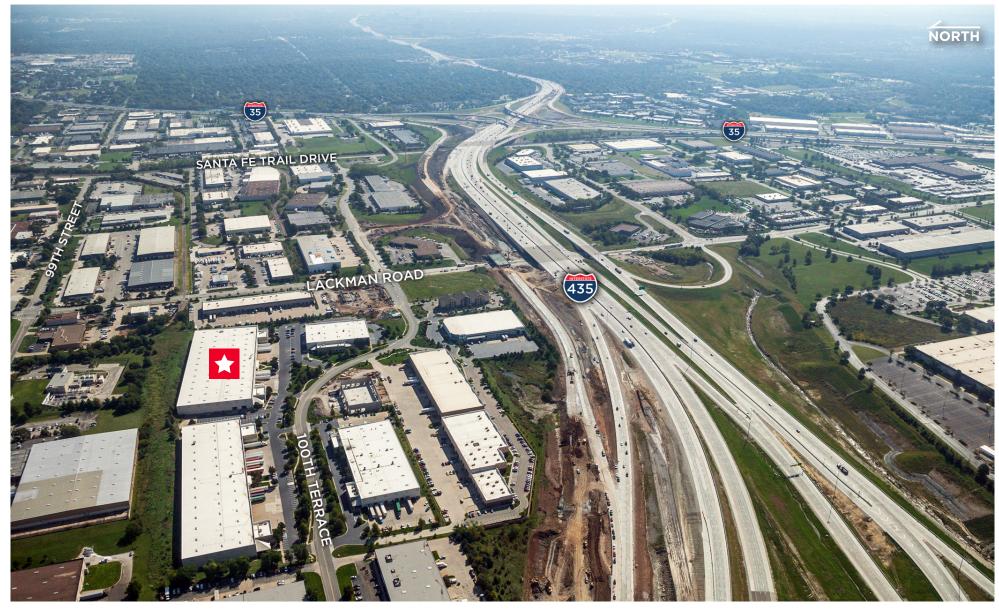


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#### **Location Aerial**



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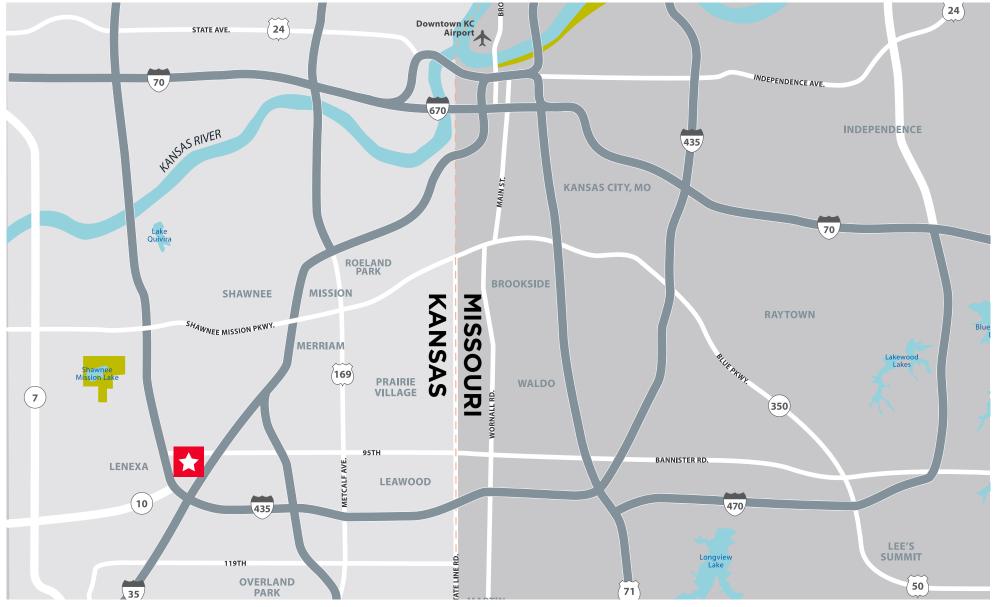


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#### **Location Map**



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