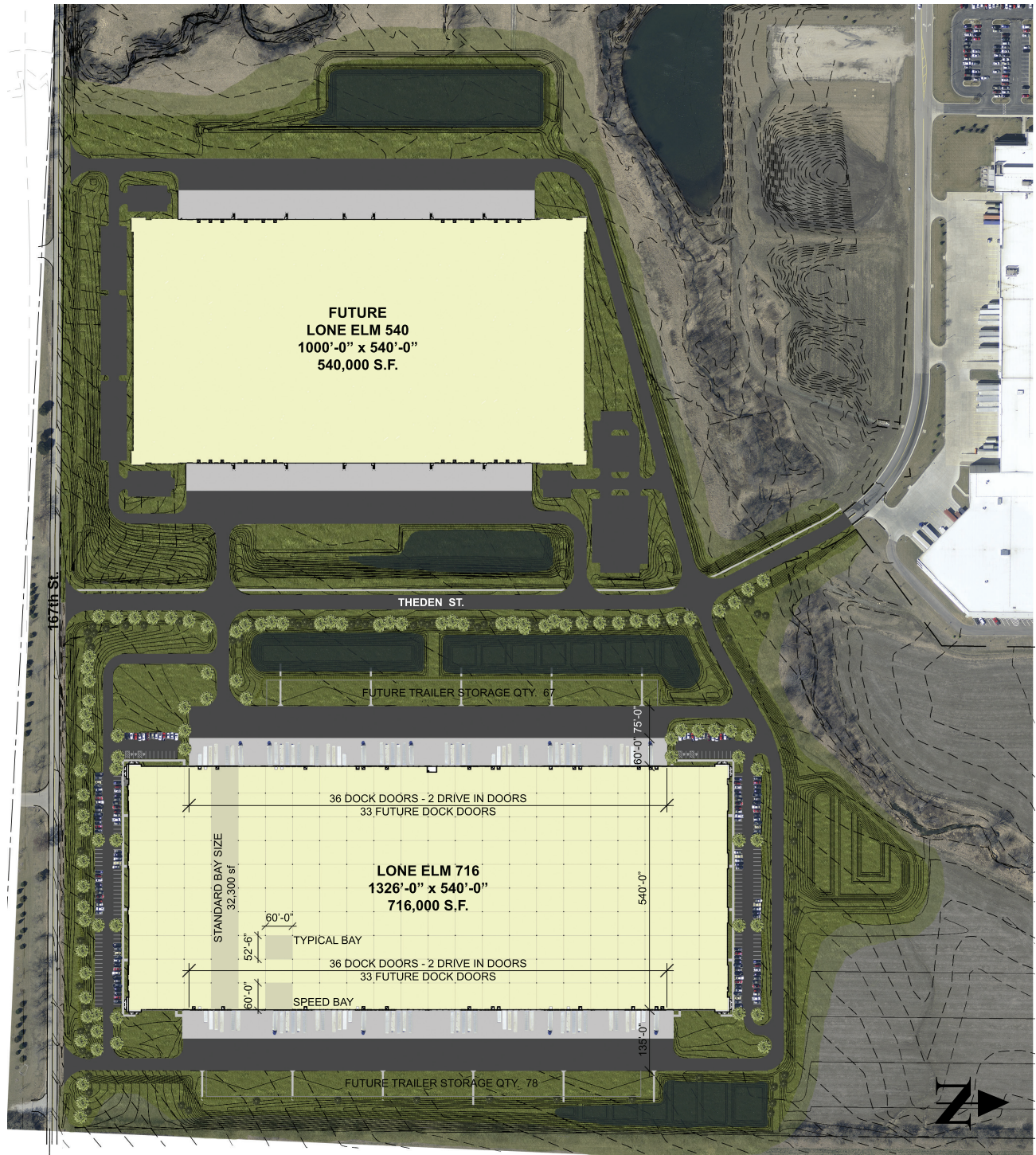


Lone Elm 716

167th & Lone Elm Road, Olathe, KS

Master Plan - Lone Elm 716 & 540



Lone Elm 716

167th & Lone Elm Road, Olathe, KS

Regional



Distances	
St. Louis, MO	268 Miles
Indianapolis, IN	502 Miles
Louisville, KY	526 Miles
Chicago, IL	531 Miles
Nashville, TN	574 Miles
Denver, CO	603 Miles
Minnesota, MN	612 Miles
Phoenix, AZ	1,182 Miles
New York, NY	1,212 Miles
Los Angeles, CA	1,617 Miles

Location

- Less than 2 miles from I-35 & K-7 and close to K-10 & I-435
- 5 miles from Johnson County Executive Airport
- 42 miles to MCI (KC) International Airport
- Within 2 day parcel delivery of 60% of U.S. Population.
- Within 3 day parcel delivery of 95% of the U.S. Population
- Proximity to distribution hubs
 - FedEx Smart Post - <1 Mile
 - FedEx Ground - <1 Mile
 - FedEx Freight - 16 Miles
 - UPS Freight - 20 Miles
 - UPS Parcel - 8 Miles
- Proximity to rail hubs
 - BNSF - 7 Miles
 - KC Southern - 16 Miles
 - Union Pacific - 15 Miles
- KC's central location makes it one of the country's premier logistics hubs.

Labor

- Incentives & tax programs available
- Lower labor costs than national average
- 2.7% local job growth rate/above national average of 1.4%
- 11 major metro area colleges & universities with 95,000 students
- Nationally recognized supply chain management program and faculty at UMKC
- Strong job growth in manufacturing sector, adding over 9,000 jobs since Q1 2015

Transportation

- Close proximity to major railways including BNSF, KCS, NS & UP
- Several interstates including I-35, I-70, I-49 & I-29



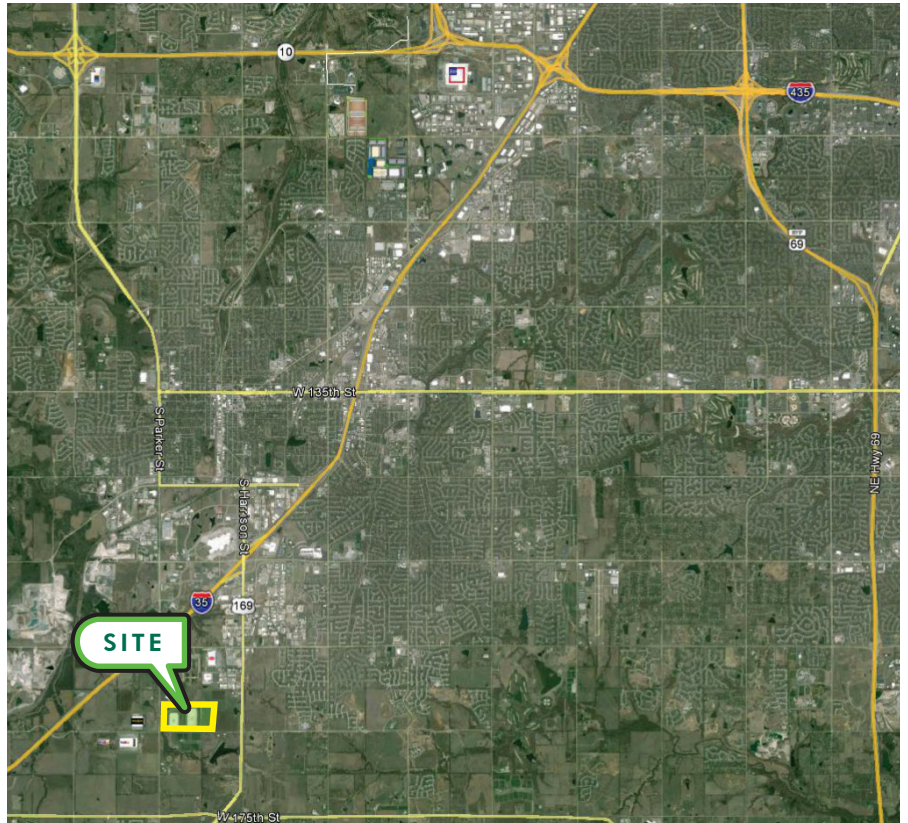
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FOR LEASE :: INDUSTRIAL SPACE

Lone Elm 716

167th & Lone Elm Road, Olathe, KS



Location:	Olathe, KS	Drive-In Doors:	Four (4) - 12' x 14'
Total Building Size:	716,040 Sq. Ft.	Truck Court:	135' Depth (60' Concrete Pad)
Available Space:	716,040 Sq. Ft.	Parking:	276 Cars (107 Additional Spaces can be Added); Up to 151 Trailer Spaces Possible
Divisible:	260,820 Sq. Ft.	Restrooms:	To-Suit
Office Size:	BTS	Fire Suppression:	ESFR
Land:	39.18 Acres	Heating:	Four (4) Cambridge, Direct Gas-Fired Air Make-Up Units Mounted on Roof; 60° Inside at 0° Outside
Zoning:	MP-2 Planned General	Lighting:	T-5 Fluorescent, 30 FC average throughout Speed Bays; 5 FC average throughout remaining space
Industrial District Johnson County, KS	<1 mile to I-35	Outside Security Lighting:	Yes
Access to Expressways:	<1 mile to I-35	Windows:	Office Entrances & Clerestory Windows
Year Built:	Delivery Date October 2016	Electrical Service:	Two (2) 2000 Amp 277/480V, 3 Phase Services; Kansas City Power & Light
Construction:	Insulated Tilt Wall Concrete Sandwich Panels	Gas:	Atmos Energy
Roof:	45 mil, R-25, Mechanically Fastened TPO Membrane Roof	Sewer:	City of Olathe
Building Dimensions:	540' x 1,326'	Water:	WaterOne
Column Spacing:	60' Wide x 52.5' Deep; 60' x 60' Staging Bays	Available:	October 2016
Bay Size:	32,400 Sq. Ft. (60' x 540')	Annual Rental Rate:	\$4.15/Sq. Ft. NNN
Floor:	7" Concrete Slab (4,000 PSI); Diamond dowel plates and dowel baskets at all construction and control joints; FF 55, FL 35	Annual Operating Expenses:	Estimated at \$0.99/Sq. Ft.
Clear Height:	34'9" Staging Bay; 36'+ After 1st Column		
Loading Facilities:	Seventy two (72) Docks (9' x 10') - Up to sixty nine (69) Additional Doors can be Added		



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