

I-35 LOGISTICS PARK

15250-15400 South Green Road
(155th Street & Old Highway 56)

OLATHE, KANSAS 66062



INDUSTRIAL FOR LEASE



Building C
919,210± SF

FEATURES

- Located 2.5 miles from new interchange at I-35 & 159th Street
- 50% 10-year tax abatement
- Foreign Trade Zone capable
- 8.5 miles north of BNSF's new 1,200-acre intermodal center
- 13 miles from the UPS, Lenexa facility
- 3 miles from the FedEx SmartPost facility
- I-35 Logistics Park is LEED® certified to the **Silver level**

PREMISES	919,210± SF
BASE RENTAL RATE	\$4.25 PSF
LEASE TYPE	Net

FOR MORE INFORMATION, PLEASE CONTACT:

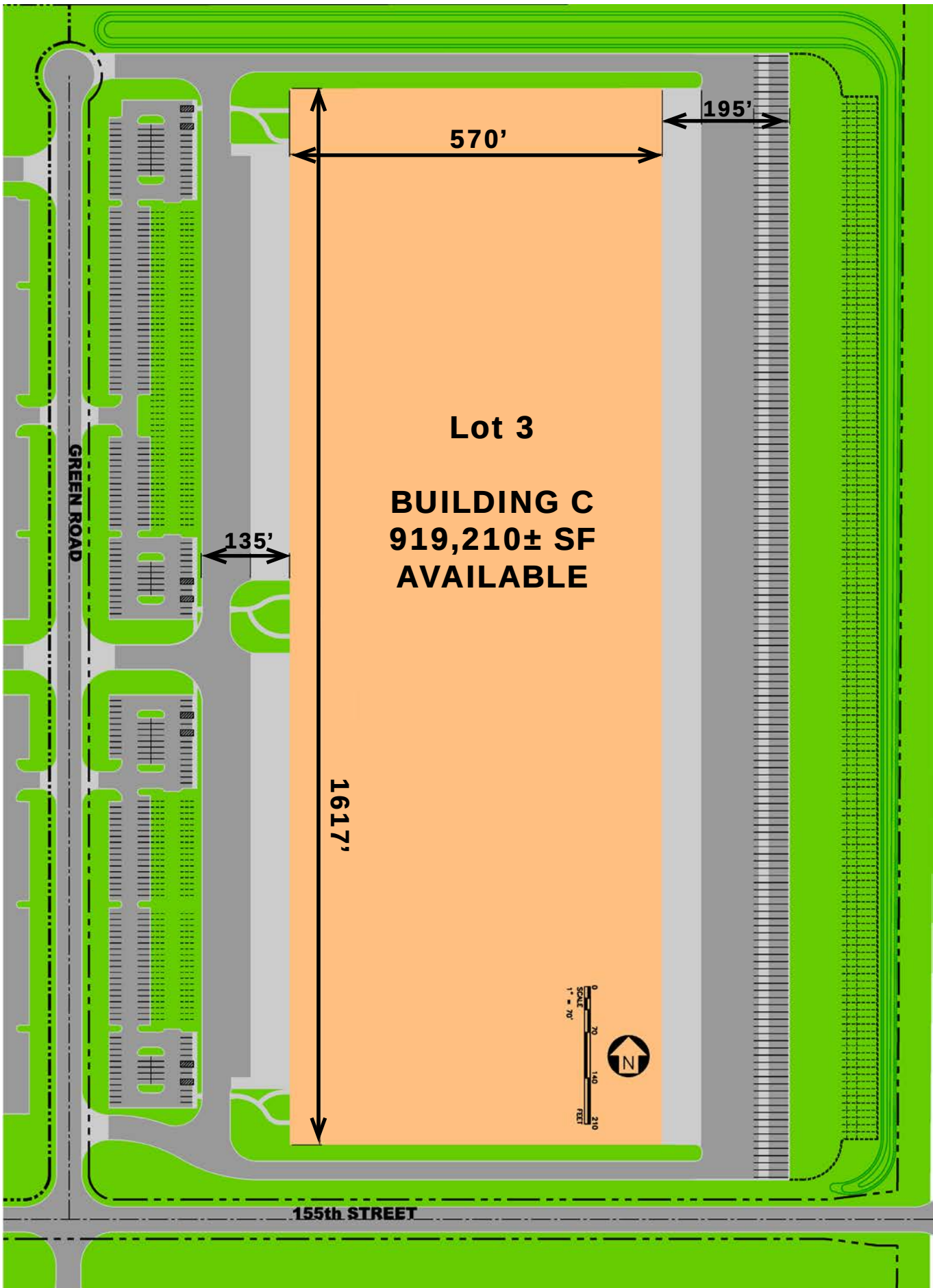
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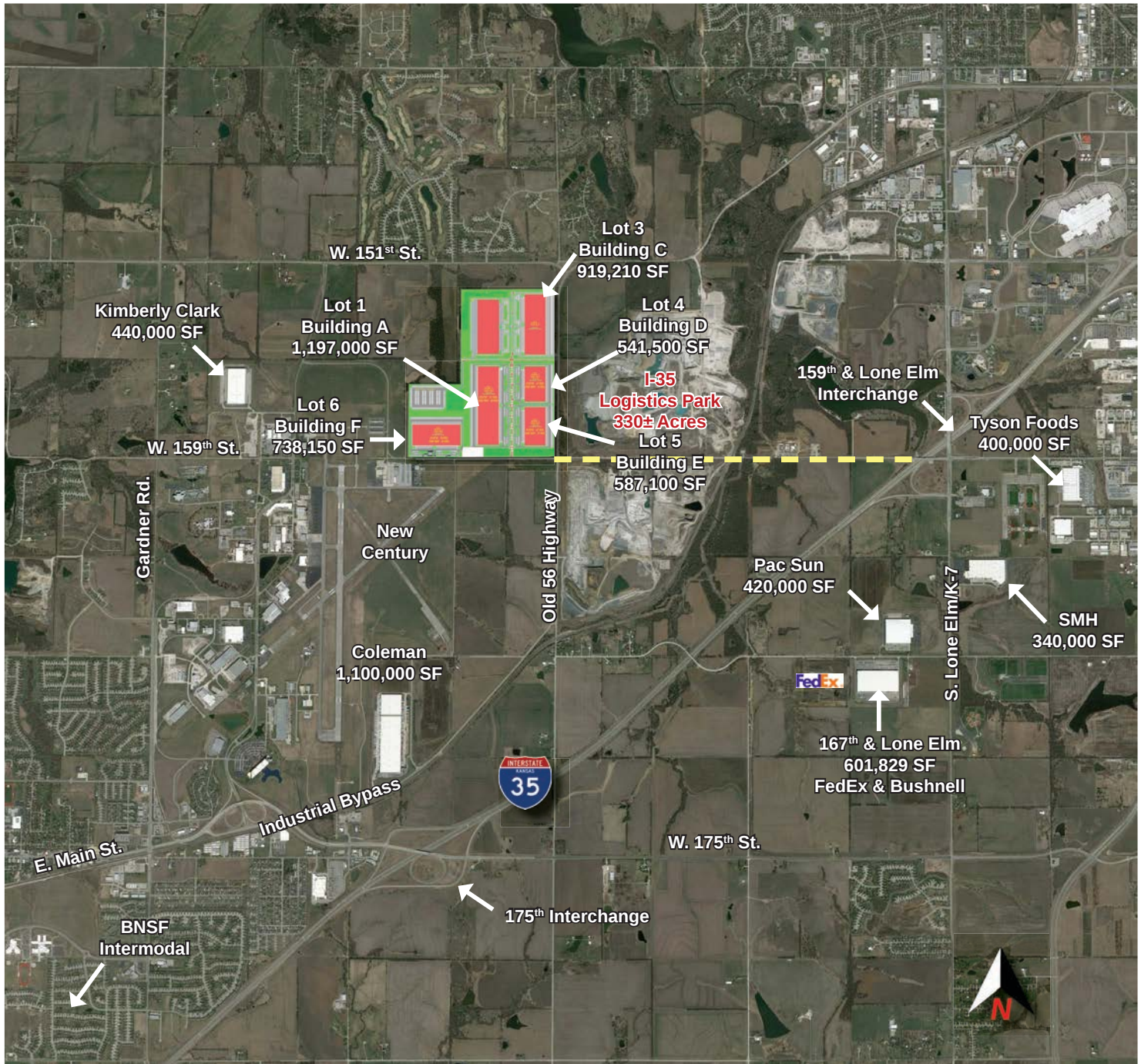
KESSINGER/HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
(816) 842-2690
kessingerhunter.com

SPECIFICATIONS

Available SF:	919,210± SF (divisible)
Office SF:	Build-to-suit
Acreage:	52.17±
Zoning:	M-2
Bay Size:	55'7" E-W x 50' N-S (staging bays are 60') (1,445'± N-S x 570' E-W)
Ceiling Clearance:	36' clear
Sprinkler Type:	ESFR
Floor Thickness:	7"
Loading:	180 (9' x 10') dock-high doors; 2 (14' x 16') drive-in door
On-Site Trailer Parking:	156 spaces provided (145 additional future spots available)
Car Parking:	330 spaces provided (170 additional spots available)
Power:	(2) 3,000 amp 480 volt 3-phase 4-wire
Roof:	White .60 mil, TPO R-24 Isocyanurate Insulation
Utilities:	Electric - Kansas City Power & Light Gas - Atmos Gas Water - Olathe City Water Sewer - Olathe City Sewer
Rate:	\$4.25 PSF, NET
Tax:	\$.52± PSF 2014 (Inclusive of 50% 10-year tax abatement)
Insurance:	\$.05± PSF
CAM:	\$.20± PSF







SUPPORT SERVICES LOCATED WITHIN A 5-MILE RADIUS

HOTELS

Super 8 Gardner (3.0 miles)
Days Inn Olathe Medical Center (3.1 miles)
LaQuinta Inn & Suites Olathe (3.1 miles)
Best Western Olathe (3.4 miles)
Microtel Inn & Suites (3.5 miles)

RESTAURANTS

Applebee's (3.2 miles)
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)
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, & 3.0 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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