



**I-35 LOGISTICS PARK**  
 15250-15400 South Green Road  
 (155th Street & Old Highway 56)  
**OLATHE, KANSAS 66062**



COMMERCIAL REAL ESTATE  
 INDEPENDENTLY OWNED AND OPERATED

**BUILD-TO-SUIT OPPORTUNITIES**

One Building Completed  
 One Building Under Construction  
 One Bulk Distribution Facility  
 Shovel Ready for Development



**FEATURES**

- Located 2.5 miles from new interchange at I-35 & 159th Street
- 50% 10-year tax abatement
- Foreign Trade Zone capable
- Strong institutional ownership
- 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

**LOTS AVAILABLE**

- Lot 1 - Building A - 1,168,150 SF  
- Preliminary plan, final plan, and final plat approved
- Lot 3 - Building C - 567,115 SF (expandable)
- Lot 4 - Building D - 541,500 SF
- Lot 5 - Building E - 587,100 SF
- Lot 6 - Building F - 681,150 SF
- Lot 7 - Parking Lot - 509 Spaces

<b>PREMISES</b>	Building A - 1,168,150 SF	Building E - 587,100 SF
	Building C - 567,115 SF	Building F - 681,150
	Building D - 541,500 SF	Parking Lot - 18.7 Acres

**BASE RENTAL RATE** \$3.95 PSF

**LEASE TYPE** Net

**FOR MORE INFORMATION, PLEASE CONTACT:**

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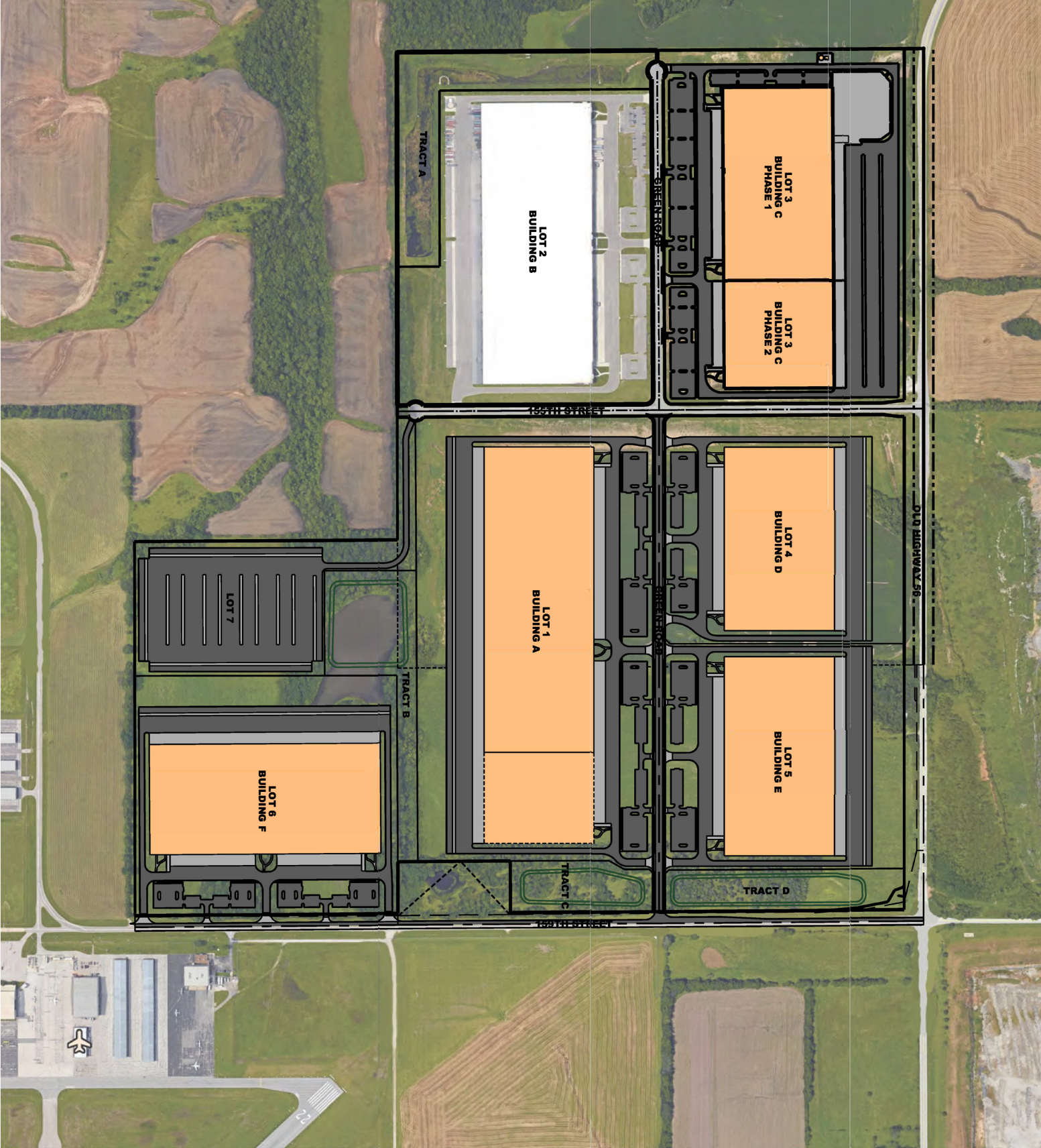
**KESSINGER/HUNTER & COMPANY, LC**  
 2600 Grand Boulevard, Suite 700  
 Kansas City, MO 64108  
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[kessingerhunter.com](http://kessingerhunter.com)

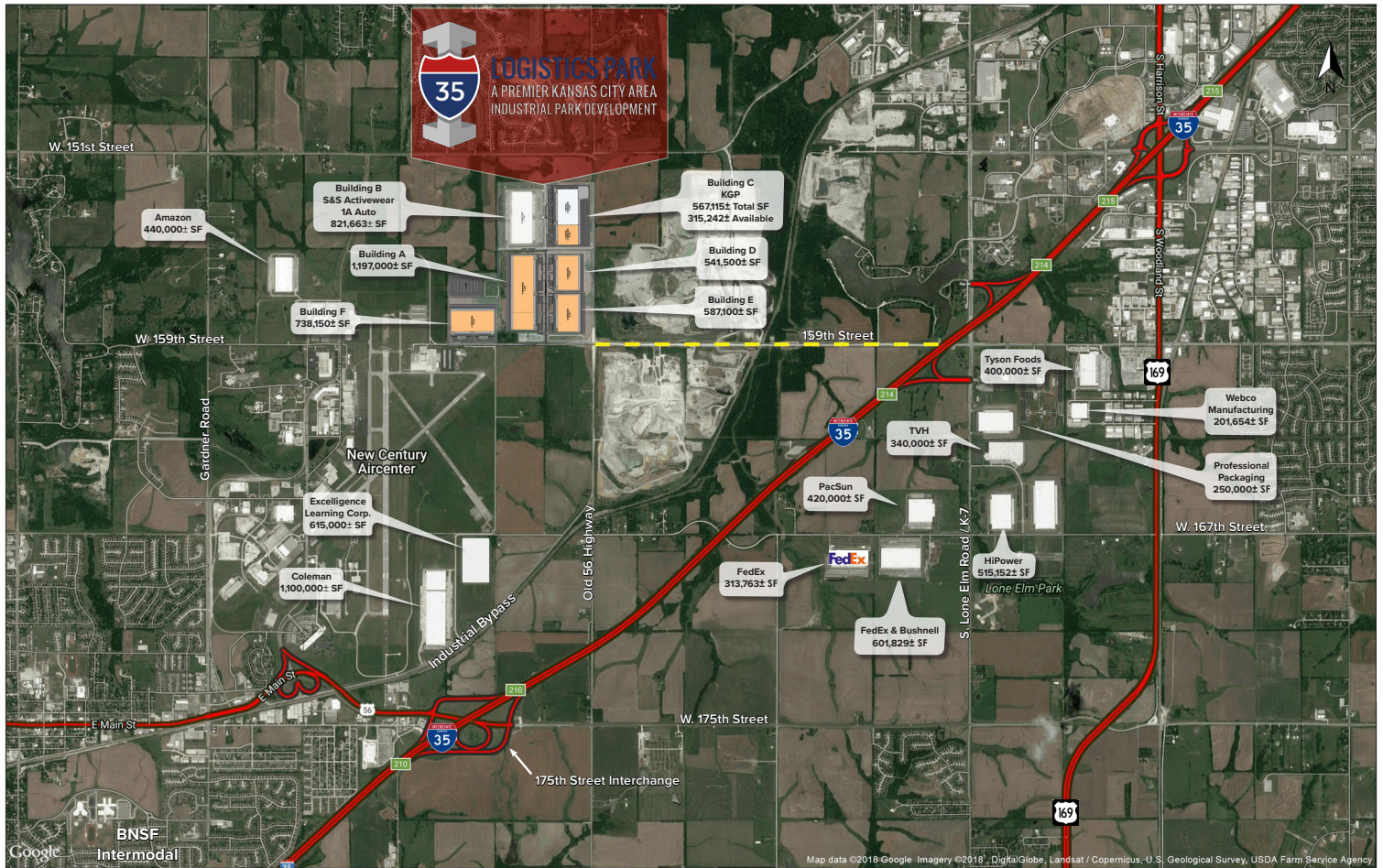
[www.i35kc.com](http://www.i35kc.com)

# SPECIFICATIONS

Available SF:	Building A - 1,168,150 SF Building C - 567,115 SF Building D - 541,500 SF	Building E - 587,100 SF Building F - 681,150 SF Parking Lot - 509 Spaces
Office SF:	Build-to-Suit	
Acreage:	Building A - 64.817± Acres Building C - 52.170± Acres Building D - 33.502± Acres	Building E - 33.143± Acres Building F - 38.498± Acres Parking Lot - 18.768± Acres
Zoning:	M-2	
Ceiling Clearance:	32' to 36' clear	
Sprinkler Type:	ESFR	
Floor Thickness:	7" W	
Power:	(2) 3,000 amp 480 volt 3-phase 4-wire	
Roof:	White .60 mil TPO	
Utilities:	<b>Electric</b> - Kansas City Power & Light <b>Gas</b> - Atmos Gas <b>Water</b> - Olathe City Water <b>Sewer</b> - Olathe City Sewer	
Rate:	\$3.95 PSF, NET	
Tax:	\$.62± PSF (Inclusive of 10-year, 50% tax abatement) (2018 estimate)	
Insurance:	\$.05± PSF (2018 estimate)	
CAM:	\$.20± PSF (2018 estimate)	







## 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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