

# WIDMER INDUSTRIAL

# 140

## LENEXA, KANSAS



# BUILDING FACTS

9700 Widmer Road, Lenexa, Kansas

| Available                    | Second quarter 2019                                                                                                                              |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Size                | 140,000 sf / 175' x 800'                                                                                                                         |
| Minimum Tenant Size          | 35,000 SF (8,750 sf bay size)                                                                                                                    |
| Ceiling clearance            | 28'                                                                                                                                              |
| Drive-In Doors               | (2) 14' x 16' with electric openers                                                                                                              |
| Dock Doors                   | (18) 9' x 10' doors, each with 6' x 8' 40,000 lb mechanical levelers with bumpers and dock seals. Knock-out panels for 19 additional dock doors. |
| Column Spacing               | 57.5' x 50' with 60' speed bay                                                                                                                   |
| Truck Court                  | 130'                                                                                                                                             |
| Auto Parking                 | 156 spaces                                                                                                                                       |
| Trailer Storage              | 30 spaces (Future)                                                                                                                               |
| Fire Sprinkler               | ESFR                                                                                                                                             |
| Electric Service             | 3000 amp, 277/480V 3 phase<br>Rough-ins for 4 future 277/480V services                                                                           |
| Warehouse lighting           | LED light fixtures 30FC average                                                                                                                  |
| Floor Slab                   | 7" non reinforced concrete.                                                                                                                      |
| Roof                         | TPO roof system, metal roof deck                                                                                                                 |
| Walls                        | Concrete tilt panels                                                                                                                             |
| Warehouse Heat               | Gas-fired make-up air units to maintain 60 degrees with outside temperature of 0 degrees                                                         |
| Operating Expenses           | Real Estate Taxes \$0.75/sf (Estimate) 50% abatement for 10 years<br>Insurance \$0.07/sf<br>CAM \$0.34/sf<br>Municipal Stormwater \$0.10/sf      |
| Tenant Improvement Allowance | \$5.50/sf                                                                                                                                        |
| Rental Rate                  | \$5.45 - \$5.95 NNN                                                                                                                              |

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# SITE PLAN

9700 Widmer Road, Lenexa, Kansas



# BUILDING LOCATION

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