

THE MERITEX[®] CO.

ESTD 1916

Meritex Lenexa Executive Park

SURFACE BUILDINGS 1 & 2 FOR LEASE

9800 AND 9850 BRITTON | LENEXA, KANSAS



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Property Highlights

Building Size	2 buildings, 120,000 SF each
Minimum Tenant Size	24,000 SF (8,000 SF bay size)
Clear Height	28'
Drive-in Doors for Each Building	(4) 12'x14' with electric openers
Dock Doors for Each Building	(16) 9'x10' doors; 12 with 6'x8' 40,000 lb mechanical levelers, bumpers and dock seals at all doors, knock out panels for 19 additional dock doors
Column Spacing	50'x50' with 60' speed bay
Truck Court	185'
Auto Parking	400+ spaces
Office	BTS
Fire Sprinkler	ESFR
Electric Service	2000 amp, 277/480V 3 phase, rough-ins 6 future 277/480V services
Warehouse Lighting	LED
Floor Slab	7" non-reinforced concrete
Roof	60 mil TPO R20 insulation
Walls	Fully insulated concrete sandwich tilt panels (11"), meets 2018 energy code
Warehouse Heat	Gas-fired make-up air units to maintain 60 degrees with outside temperature of 0
Estimated 2020 Operating Expenses	Real Estate Taxes - \$0.80/SF (after 50% abatement for 10 years) Insurance - \$0.10/SF CAM - \$0.40/SF
Location	Excellent access to K-10, I-435, and I-35
Base Rental Rate	\$5.50-6.00, NNN
Available	Fourth quarter 2020

Site Plan



Concept Development Plan

95th Street

New Class A industrial buildings located in the heart of Lenexa/Johnson County in a first class, mixed-use business park offering excellent access to I-435/I-35/K-10 highways, significant green space, walking trails, and convenient access to restaurant and retail amenities.

MILL CREEK
STREAMWAY PARK
with walking and
bike trails

Future
Retail

Light Industrial Building Potential

#	Dimensions	SF	Clear Height
1	750' x 160'	120,000	28'
2	750' x 160'	120,000	28'
3	700' x 200'	150,000	32'
4	700' x 240'	168,000	32'
5	700' x 180'	126,000	28'
6	500' x 150'	75,000	28'
7	500' x 150'	75,000	28'
8	600' x 180'	108,000	28'

Future Retail

Office /
Multi-Family

Office /
Multi-Family

Green Space

Future Retail Center

Ridgeview Road

Renner Boulevard

K 10 Highway

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davidson
architecture & engineering



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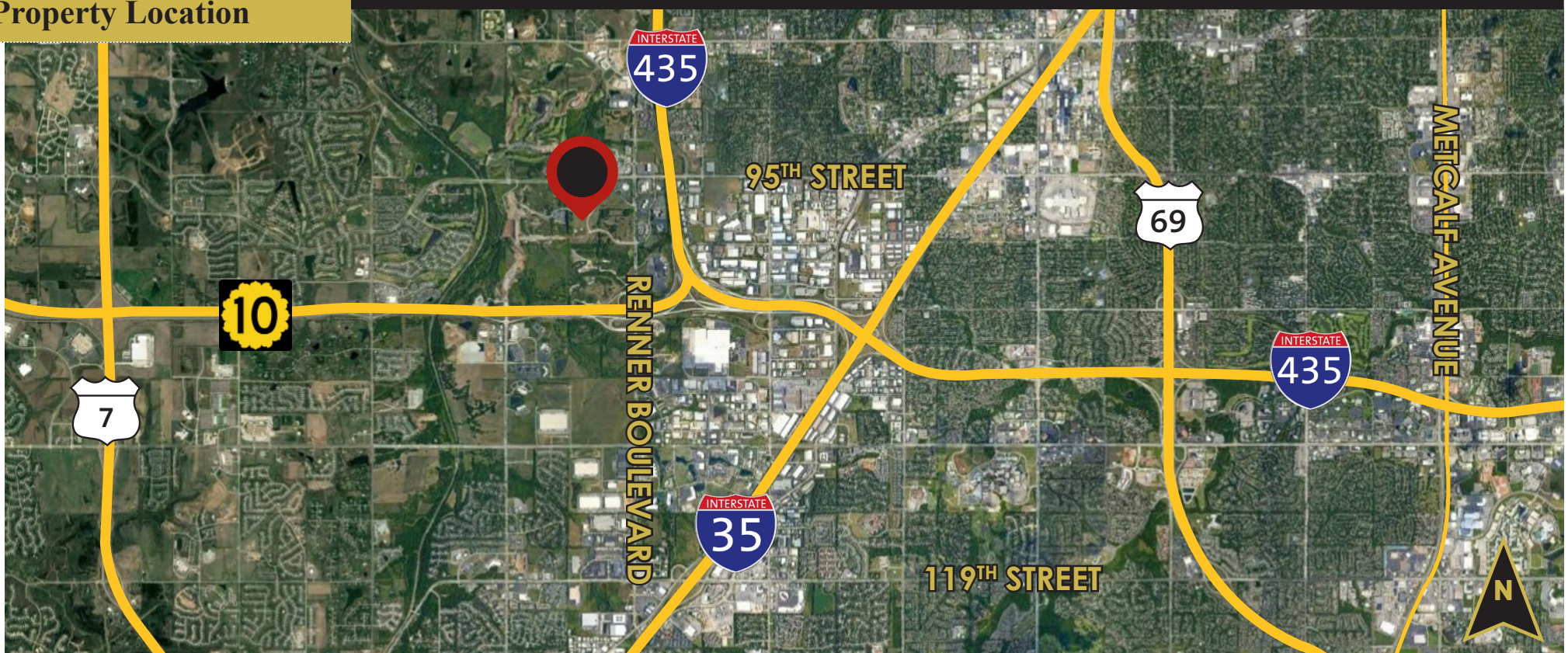
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