

# Kansas Commerce Center #16

9801-9829 Commerce Pkwy, Lenexa, Kansas

# For Lease



## Excellent Location Near I-435 & Lackman Road

- 125,029 SF multi-tenant building
- dock high and drive-in loading and inside dock
- 22' - 24' ceiling height

## For more information:

Kenneth G. Block, SIOR, CCIM  
816.932.5551  
kblock@blockllc.com

Michael R. Block, CPM  
816.932.5549  
mblock@blockllc.com

Christian Wead  
816.412.8472  
cwead@blockllc.com

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## Building Specifications

Building Size:	125,029 SF
Land Area:	8.02 Acres (349,363 SF)
Zoning:	BP-2 Planned Manufacturing
Year Built:	1987
Loading:	<p><u>#9801-From North End. all openings 8' x 10' unless noted otherwise:</u>                      Drive-in door 10' W x 14' T – manual operation                      Undercover area measures 37' wide x 30.5' deep with Drive-in ramp measuring 12' W x 47' L                      Docks #1–#7: Powered dock leveler 6' x 8' with mechanical trailer restraint                      Dock #8: 11' x 14' drive-in door with operator and interior dock well 35' D x 13' W x 4' T to floor of Premises                      Docks #9 - #10: No dock equipment                      (No dock seals on above)</p> <p><u>#9829-From North end, all openings 8' x 10' unless noted otherwise:</u>                      #1 – Bumpers only                      #2 - #3, #5 - #6, #9 – Dock light/fan/new dock seal/bumpers                      #4 – Powered 6' x 8' dock leveler, 35k# capacity, new door seal                      #7 – Compactor door                      #8 – New dock seal, dock light/fan in place                      #10 – 14' x 14' door with dock bumpers                      #11 – Dumpster door – 10' x 10'                      #12 – Dumpster door                      #13 - #14 – Powered dock levelers 6' x 8', 35k# capacity</p>
Parking:	127 marked parking spaces with room for additional striping
Office Space:	See floor plans indicating 6,773 SF of showroom and office with a second level of 6,773 SF above in the #9829 space, and 12,167 SF showroom and office plus 867 SF remote office with restrooms in the #9801 space.
Clear Height:	22- 24'
Column Spacing:	40' east/west by 30' north/south
Floors:	5" reinforced concrete on a crushed rock fill with 6x6 wire mesh

## Building Specifications

Electrical:	One pad-mounted exterior transformer on the east side of the building. There's a 1,600 amp feed of 480y/277 volt/3-phase 4-wire service/277 volt 3-phase 4-wire service.
Sprinkler System:	Has been upgraded to allow full height racking in the space
Lighting:	T-5HO supplemented by high-bay mercury vapor lighting and smoke vents that are effectively acting as skylights, providing up to 55 FC in the #9801 space and in the #9801 space lighting is LED supplemented by clerestory windows and the smoke vents (skylights). Wet system with emergency lighting, dry chemical fire extinguishers, visual/audible fire alarms, hard-wired with battery backup, smoke detectors, pull stations, and illuminated emergency exit signage. On-site fire hydrants as well.
HVAC:	Heating and cooled is provided via 3-four ton roof mounted package units with gas heating and electric cooling for unit #9829 and 5-seven and a half ton roof mounted package units with gas heating and electric cooling and one pad mounted condensing unit for unit #9801. There are 9 overhead natural gas-fired heaters in the warehouse portions of the building. The four-ton units are Carrier, installed in 2005 and the 5-ton units are Lennox installed in 2006. The condensing unit is Comfort Star.
Elevator:	There is one 750-lb accessibility lift for unit #9829 for access to the 2nd floor office in addition to stairs.
Roof:	The system is a standing seam metal deck over rigid board insulation. Gutters are located on the back side of the building with downspouts.
Landscape:	An in-ground sprinkler system is in the landscaping.
Fencing:	Chain-link fencing is located around the back parking lot of the property with gates at the north and south entrances.
Utilities:	Evergy for electricity, Kansas Gas Service, WaterOne and Johnson County WasteWater.
Notes:	Located just south of 95th St. and Lackman Road with immediate access to I-435/K-10/I-35. Ventilation system in warehouse. Second access point from 99th St. to rear/loading area.

## Building Specifications

Nets Charges: (2020 Est.)	CAM: \$1.11 PSF
	Taxes: \$1.76 PSF
	<u>Ins: \$0.08 PSF</u>
	Total \$2.95 PSF



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## Photos

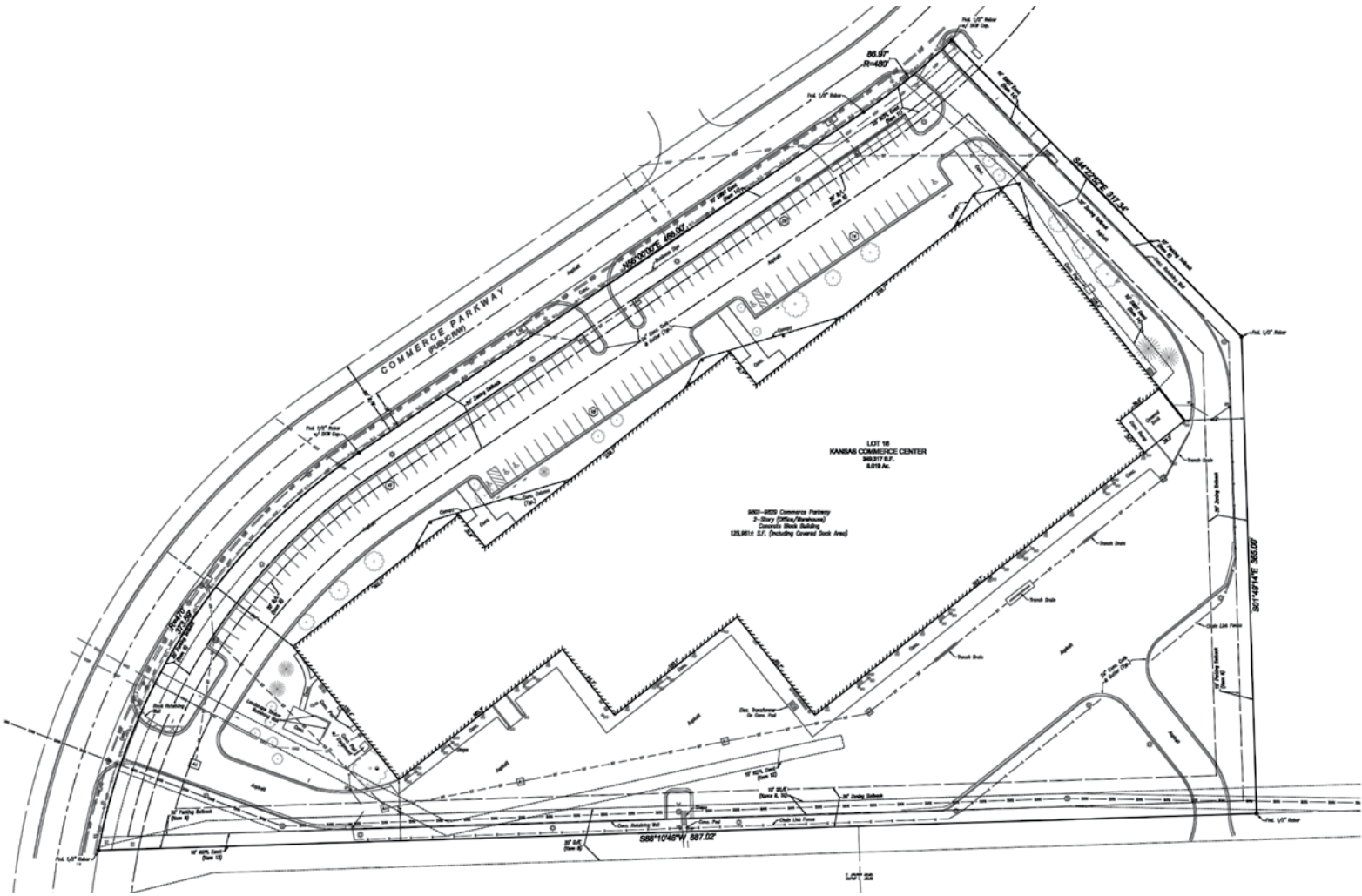


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Site Plan



700 W. 47th Street, Suite 200  
Kansas City, MO 64112  
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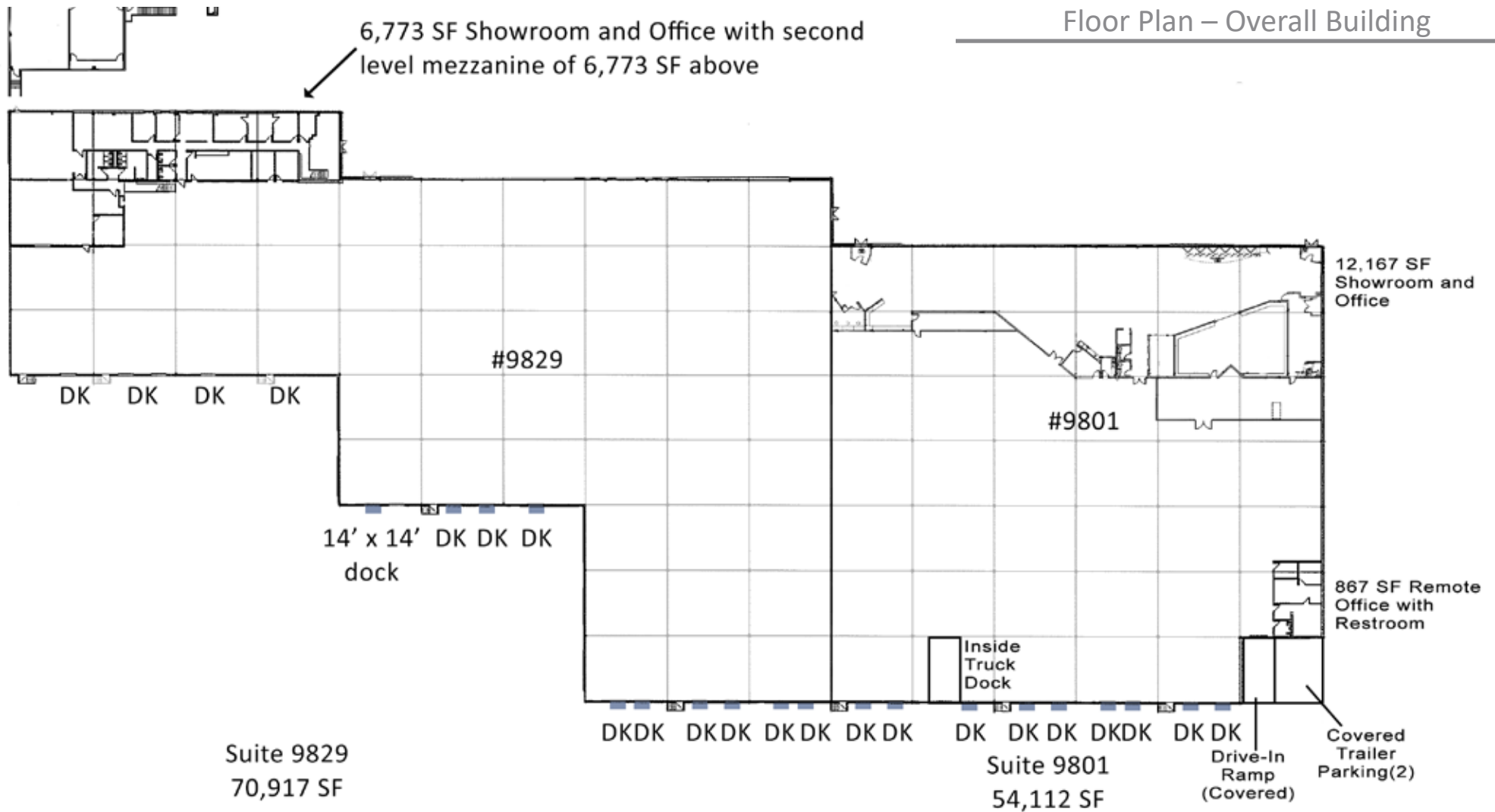


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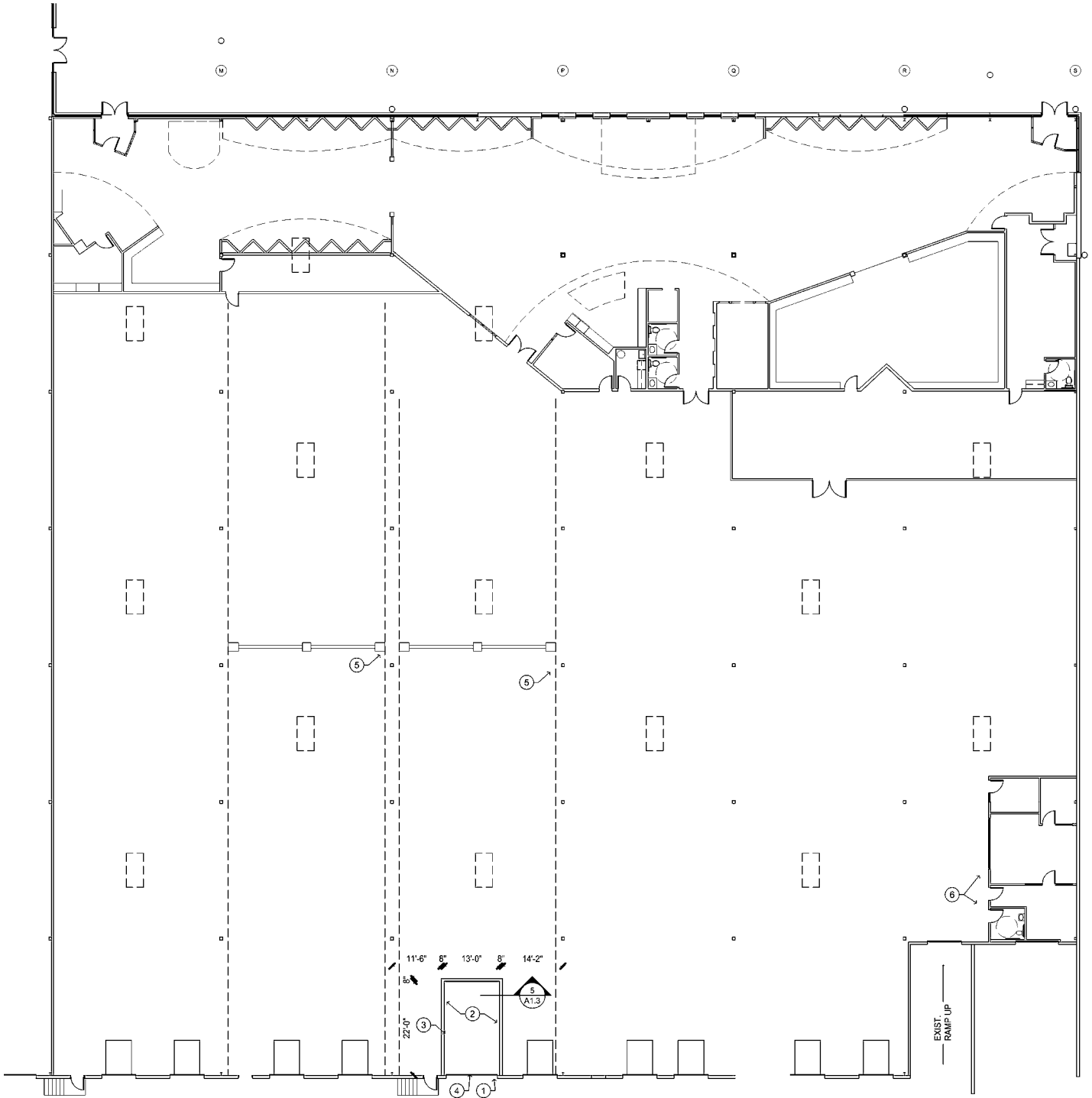
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Floor Plan – Overall Building



## #9801 Floor Plan





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#9829 – 1st Floor Office – Floor Plan



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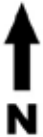
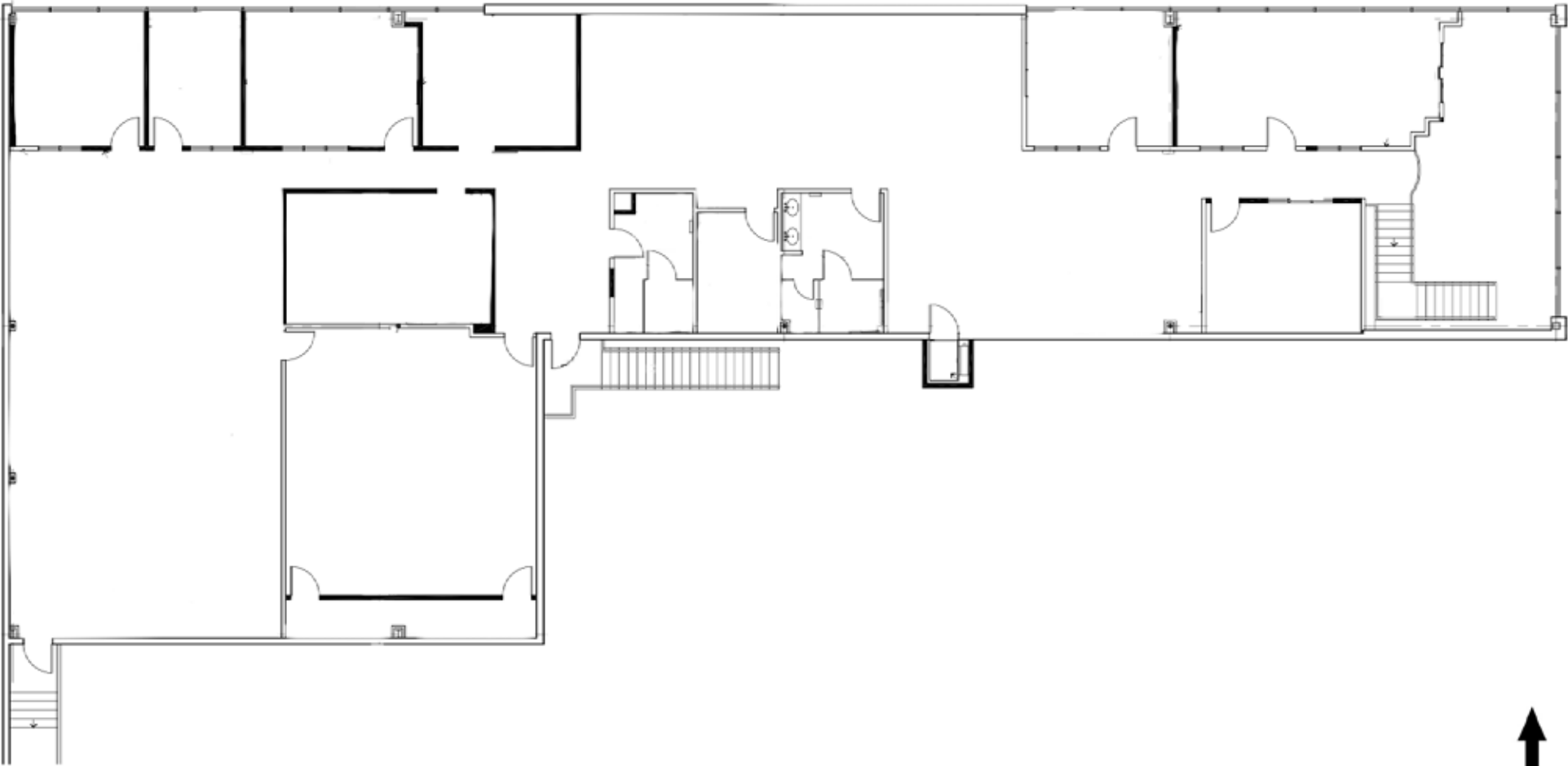


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#9829 – 2nd Floor Office – Floor Plan



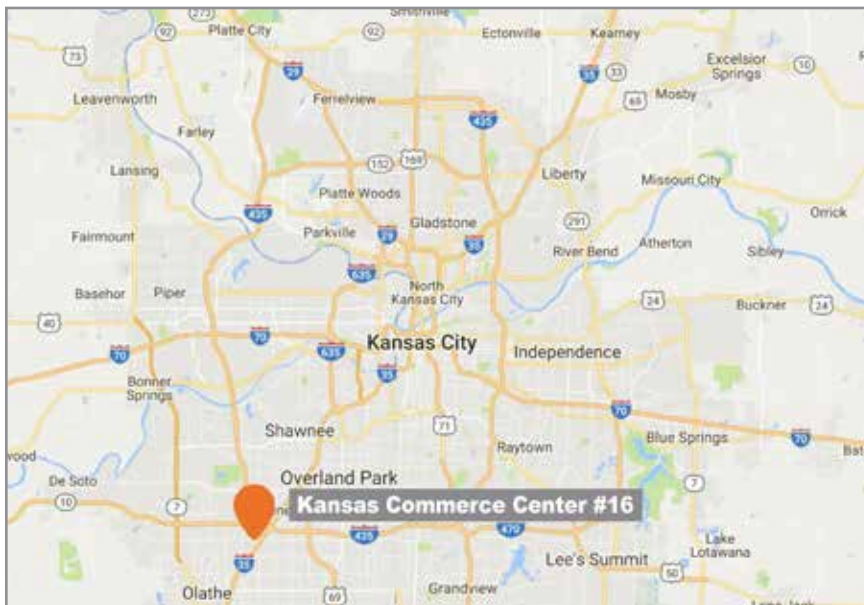
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