



I-35 LOGISTICS PARK

155th Street & Old 56 Highway

OLATHE, KANSAS



KESSINGER HUNTER
commercial real estate

INDUSTRIAL FOR LEASE

Building A
1,168,500± SF



FEATURES

- State-of-the-art design
- Located 2.5 miles from 159th Street & Lone Elm/I-35 interchange
- 50% 10-year tax abatement
- Foreign Trade Zone capable
- 8.5 miles north of BNSF's intermodal facility
- 13 miles from the UPS Lenexa facility
- 3 miles from the FedEx Ground facility
- Insulated, tilt-up wall panels

AVAILABILITY	1,168,500± SF
BASE RENTAL RATE	\$3.95 PSF
LEASE TYPE	Net

FOR MORE INFORMATION, PLEASE CONTACT:

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www.i35kc.com

SPECIFICATIONS

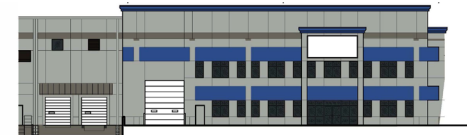
Available SF	1,168,500± SF
Office SF	Build-to-suit
Acreage	68±
Zoning	M-2
Bay Size	52' x 50' (60' speed bays)
Building Dimensions	2,050'± N-S x 570' E-W
Clear Height	36' clear
Sprinkler	ESFR (K-25 sprinkler heads)
Floor Thickness	7" non-reinforced
Loading Docks	214 (9' x 10') dock-high doors
Drive-In Doors	4 (14' x 16') motor-operated, drive-in door
Truck Court	First 60' is 8" concrete; remaining 75'-95' is 8" asphalt
Trailer Parking	192 spaces with 15' concrete dolly pads (780 additional future spots available)
Car Parking	482± (154 additional future spots available)
Power	2 - 3,000 Amp 480 Volt 3-Phase 4-Wire Services
Roof	White .60 mil, TPO R-25.2 Isocyanurate Insulation, 20-year warranty
Electricity	Evergy
Gas	Atmos Gas
Water	Olathe City Water (2" service)
Sewer	Olathe City Sewer
Rate	\$3.95 PSF, NET
Tax	\$.60± PSF 2020 estimate (inclusive of 50% 10-year tax abatement)
Insurance	\$.05± PSF 2020 estimate
CAM	\$.20± PSF 2020 estimate



ENLARGED PARTIAL WEST ELEVATION
1/16" = 1'-0"

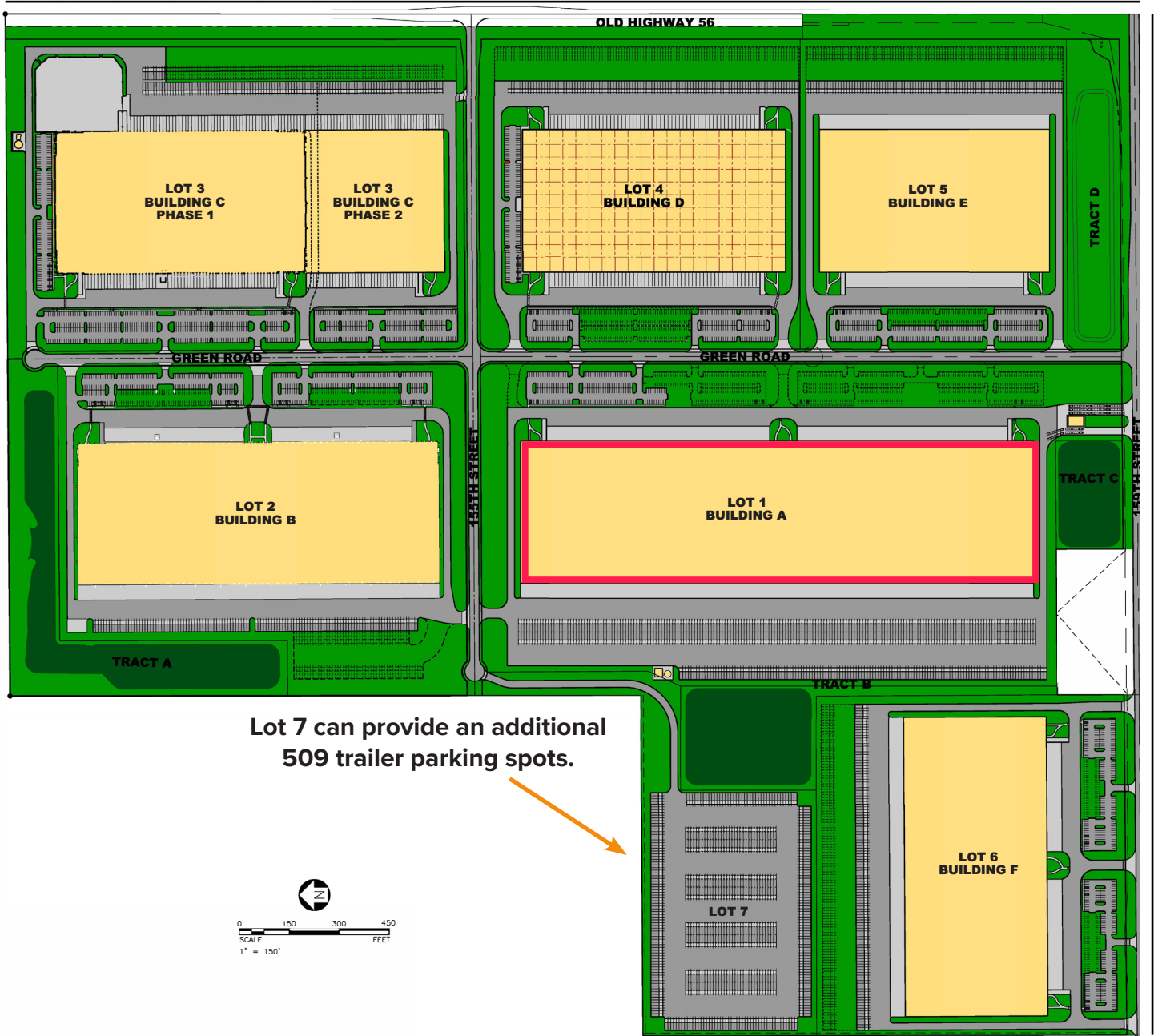


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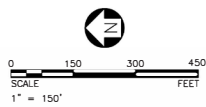


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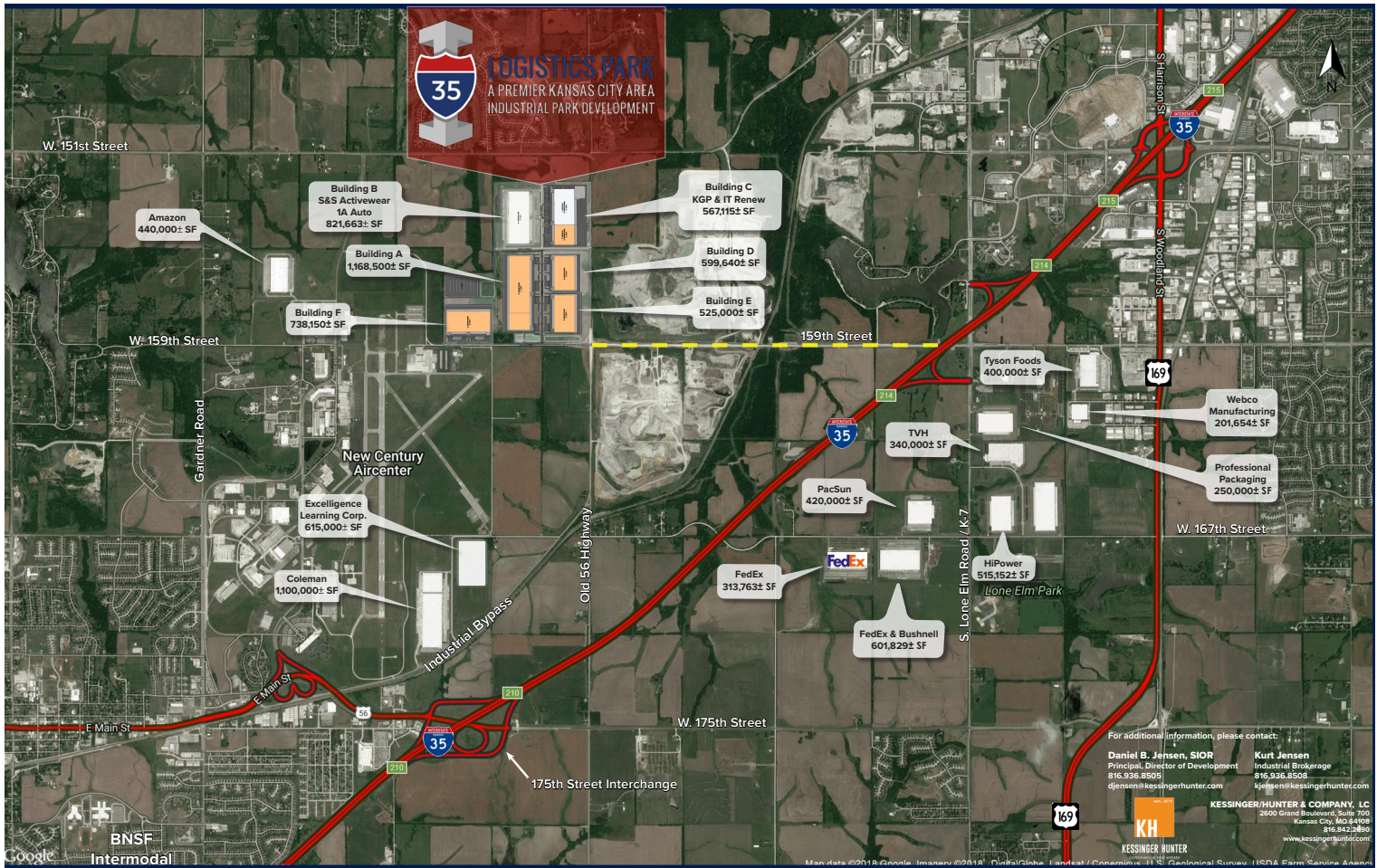
Old 56 Highway



Lot 7 can provide an additional 509 trailer parking spots.



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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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