

Lone Elm Commerce Center

BUILDING 1, 22610 W 167TH STREET, OLATHE, KANSAS



Available Space Highlights

- 112,000 SF(divisible) available for lease
- 32' minimum clear height
- 13 dock-high doors (expandable to 17)
- Constructed in 2018
- 50% Tax Abatement for 10 years
- \$5.40/SF NNN lease rate

Building Facts

- 210,054 SF modern Class-A building
- Excellent Johnson County
- Great access to I-35
- 7 miles to BNSF Intermodal
- FedEx Ground and FedEx Smartpost located on the same block
- Close proximity to amenities

CONTACT

NEWMARK
ZIMMER

SEALY & COMPANY 75TH

Mark C. Long
President and CEO
t 816-512-1011
mlong@ngzimmer.com

John F. Hassler
Senior Managing Director
t 816-268-4208
jhassler@ngzimmer.com

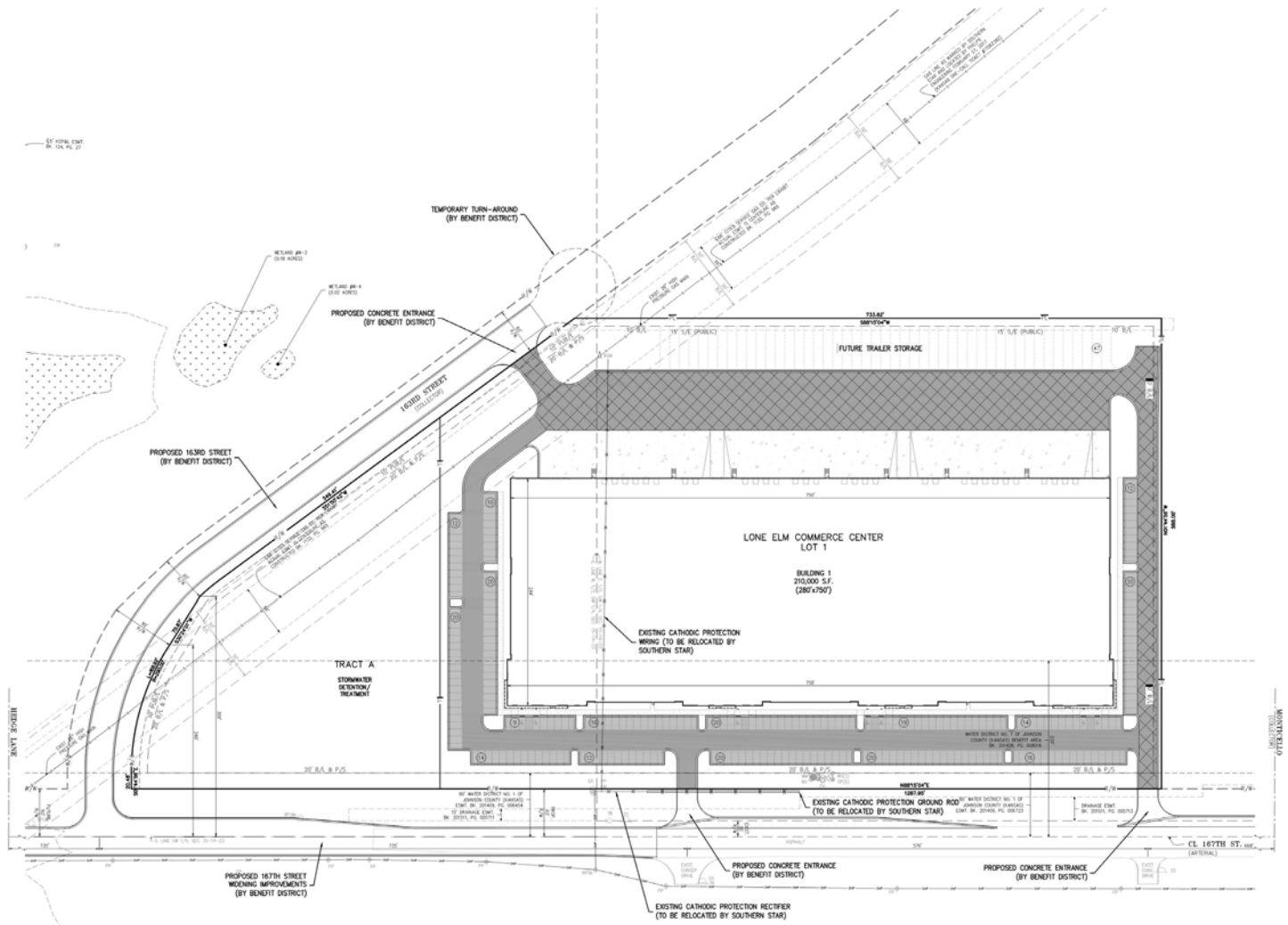
Seamus M. McLaughlin
Associate Director
t 816-268-4223
smclaughlin@ngzimmer.com

William Shagets
Regional Director
t 214-213-4501
williams@sealynet.com

Lone Elm Commerce Center

BUILDING 1, 22610 W 167TH STREET, OLATHE, KANSAS

Site Plan



CONTACT

NEWMARK
ZIMMER



Mark C. Long
President and CEO
t 816-512-1011
mlong@ngzimmer.com

John F. Hassler
Senior Managing Director
t 816-268-4208
jhassler@ngzimmer.com

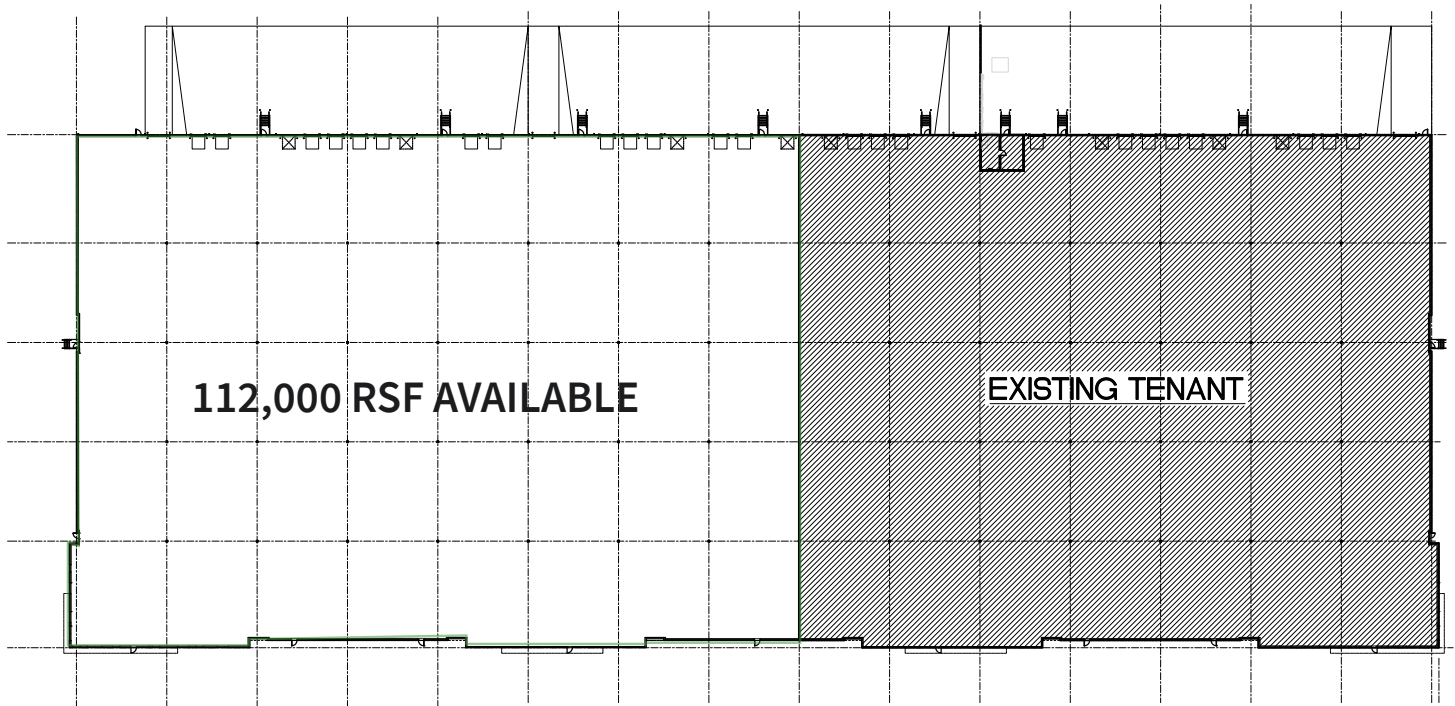
Seamus M. McLaughlin
Associate Director
t 816-268-4223
smclaughlin@ngzimmer.com

William Shagets
Regional Director
t 214-213-4501
williams@sealy.net

Lone Elm Commerce Center

BUILDING 1, 22610 W 167TH STREET, OLATHE, KANSAS

Floor Plan



CONTACT

NEWMARK
ZIMMER

SEALY & COMPANY 75TH

Mark C. Long
President and CEO
t 816-512-1011
mlong@ngzimmer.com

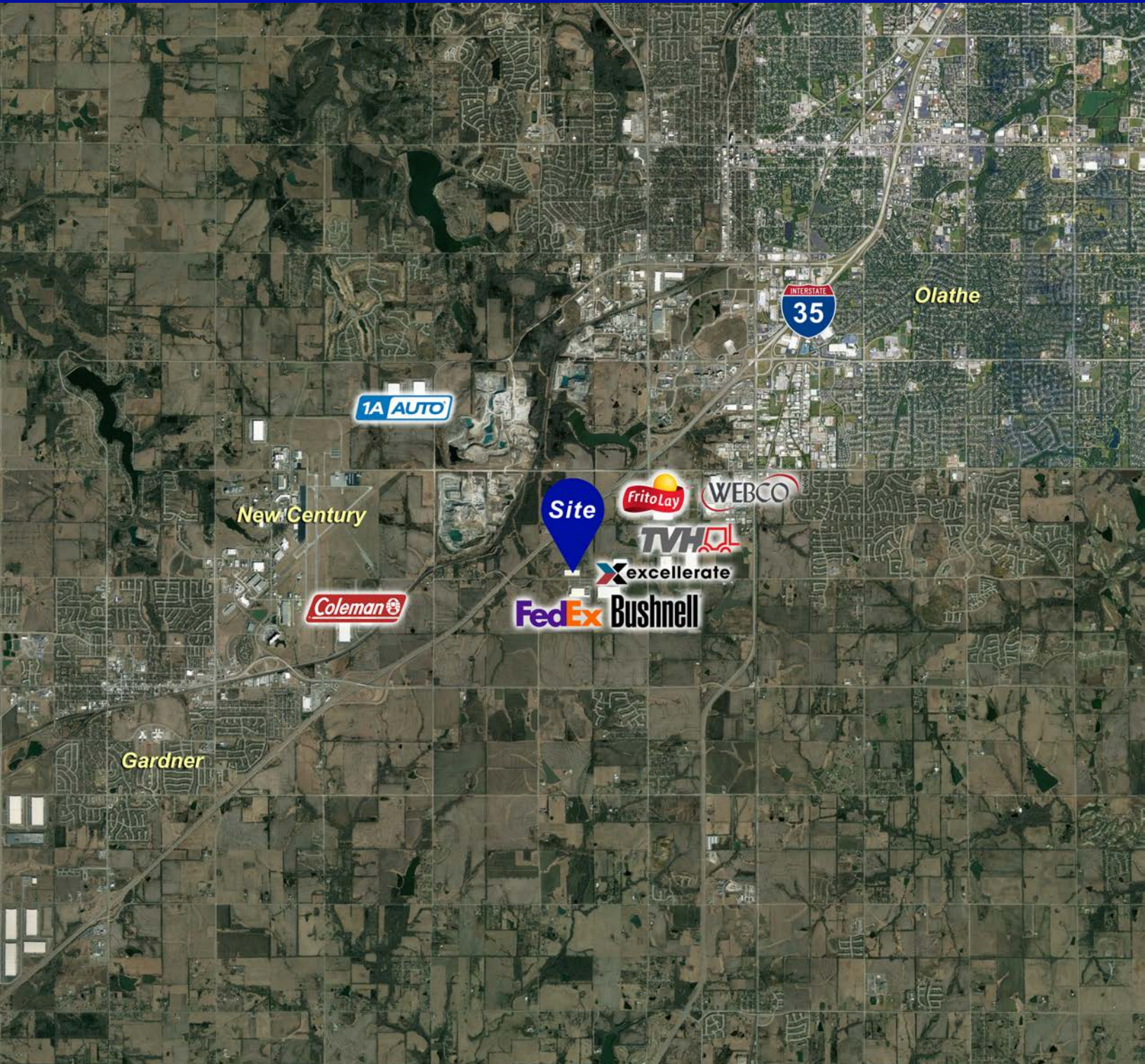
John F. Hassler
Senior Managing Director
t 816-268-4208
jhassler@ngzimmer.com

Seamus M. McLaughlin
Associate Director
t 816-268-4223
smclaughlin@ngzimmer.com

William Shagets
Regional Director
t 214-213-4501
williams@sealynet.com

Lone Elm Commerce Center

BUILDING 1, 22610 W 167TH STREET, OLATHE, KANSAS



CONTACT

NEWMARK
ZIMMER

SEALY & COMPANY 75TH

Mark C. Long
President and CEO
t 816-512-1011
mlong@ngzimmer.com

John F. Hassler
Senior Managing Director
t 816-268-4208
jhassler@ngzimmer.com

Seamus M. McLaughlin
Associate Director
t 816-268-4223
smclaughlin@ngzimmer.com

William Shagets
Regional Director
t 214-213-4501
williams@sealynet.com

Lone Elm Commerce Center

BUILDING 1, 22610 W 167TH STREET, OLATHE, KANSAS

Property Description

| | |
|------------------------------|---|
| Building | 210,054 SF |
| Available Space | 112,000 SF (divisible) |
| Office Area | Build-to-suit |
| Available Space Dimensions | 280' x 270' |
| Column Spacing | 50' x 55' (60' speed bay) |
| Clear Height | 32' |
| Roof | 45 mil TPO |
| Sprinkler | ESFR |
| Floor Slab | 7" concrete slab |
| Lighting | LED lighting provided to 25' candles |
| Loading Docks | (13) 9' x 10' dock-high doors (expandable to 17 dock-high doors) equipped with 35,000 lb. mechanical levelers and bumpers provided in base building |
| Drive-In Door | (2) 12' x 14' drive-in doors with automatic openers |
| Truck Court | 135' with a 60' concrete pad (8" thickness) |
| Auto Parking | 254 vehicle stalls (44 additional trailer stalls can be provided) |
| Power | NA |
| Gas Service | Atmos |
| Water Service | Water One; 16" water line along north side of 167th Street |
| Sewer Service | South Cedar Creek sewer district trunk line runs just south of Lone Elm Commerce Center and extends service to the center of the building |
| Zoning | M-2 |
| Estimated Operating Expenses | Taxes: \$0.75/SF; Insurance: \$0.08/SF; CAM: \$0.28/SF |
| Rental Rate | \$5.40/SF, NNN |

CONTACT

NEWMARK
ZIMMER



Mark C. Long
President and CEO
t 816-512-1011
mlong@ngzimmer.com

John F. Hassler
Senior Managing Director
t 816-268-4208
jhassler@ngzimmer.com

Seamus M. McLaughlin
Associate Director
t 816-268-4223
smclaughlin@ngzimmer.com

William Shagets
Regional Director
t 214-213-4501
williams@sealynet.com

Lone Elm Commerce Center

BUILDING 1, 22610 W 167TH STREET, OLATHE, KANSAS



CONTACT

NEWMARK
ZIMMER



Mark C. Long
President and CEO
t 816-512-1011
mlong@ngzimmer.com

John F. Hassler
Senior Managing Director
t 816-268-4208
jhassler@ngzimmer.com

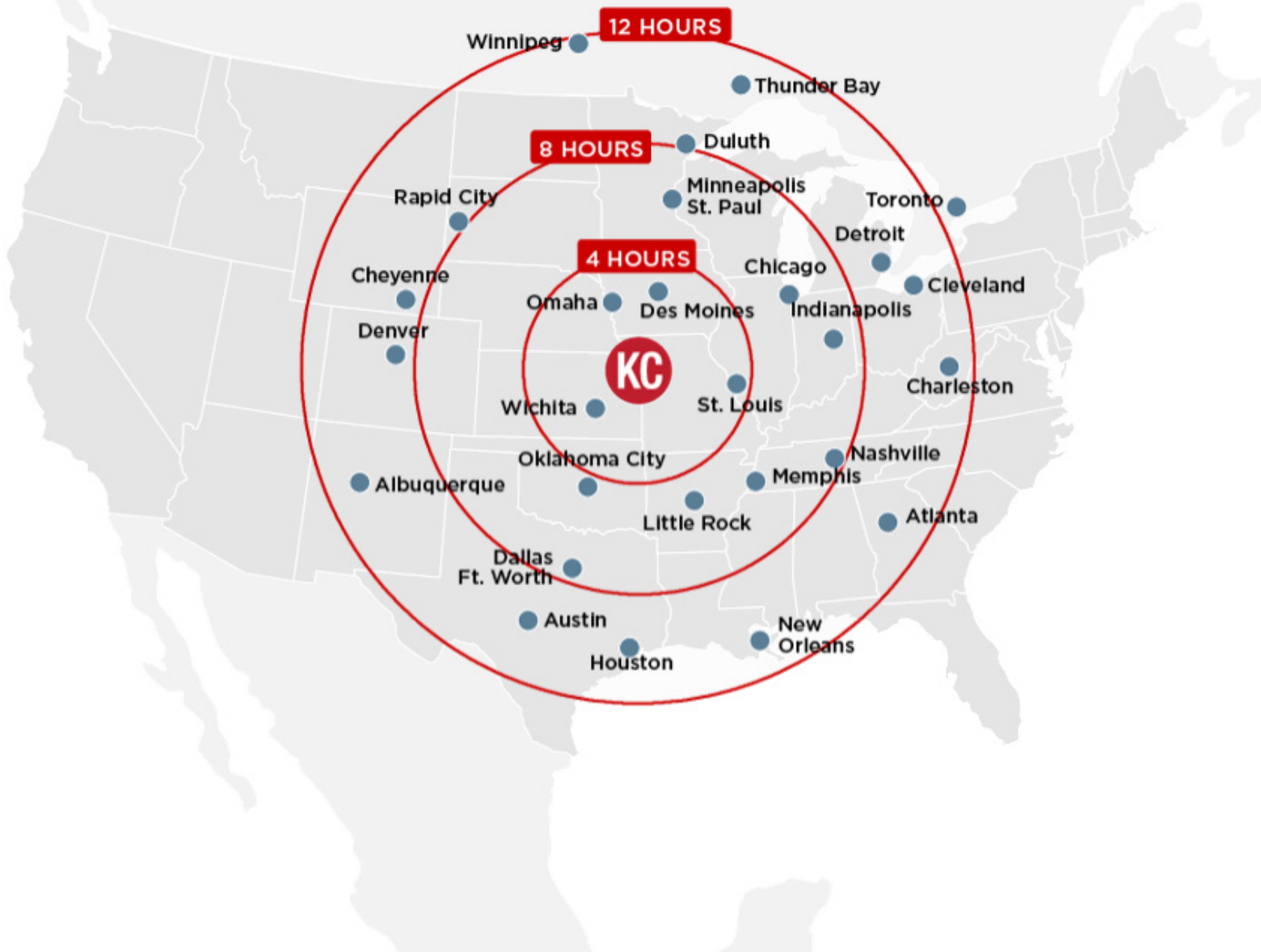
Seamus M. McLaughlin
Associate Director
t 816-268-4223
smclaughlin@ngzimmer.com

William Shagets
Regional Director
t 214-213-4501
williams@sealynet.com

Lone Elm Commerce Center

BUILDING 1, 22610 W 167TH STREET, OLATHE, KANSAS

Drive Time Map



CONTACT

NEWMARK
ZIMMER

SEALY & COMPANY 75TH

Mark C. Long
President and CEO
t 816-512-1011
mlong@ngzimmer.com

John F. Hassler
Senior Managing Director
t 816-268-4208
jhassler@ngzimmer.com

Seamus M. McLaughlin
Associate Director
t 816-268-4223
smclaughlin@ngzimmer.com

William Shagets
Regional Director
t 214-213-4501
williams@sealynet.com