



# Lone Elm Logistics Center

16231 SOUTH LONE ELM ROAD, OLATHE, KANSAS

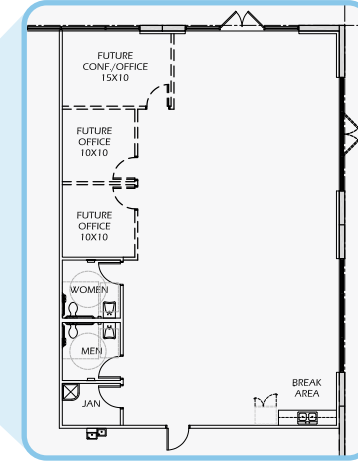
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# Lone Elm Logistics Center

## SITE PLAN



## Property Highlights

- › Premier central Johnson County location
  - Direct access to Lone Elm & 159th Street interchange
  - Abundant surrounding retail amenities
  - Superior access to central Johnson County labor pool
  - Within 20 minutes of downtown Kansas City, Missouri
  - I-35 visibility, 46,700 vehicles per day at 159th and I-35
- › Proximity to distribution hubs
  - FedEx Smart Post: < 1 mile
  - FedEx Ground: < 1 mile
  - FedEx Freight: 16 miles
  - UPS Freight: 20 miles
  - UPS Parcel: 8 miles
- › Proximity to rail hubs
  - BNSF: 7 miles
  - KC Southern: 16 miles
  - Union Pacific: 15 miles

## Building Features

- › 496,373 SF
- › 36' clear height
- › 52 loading docks / 4 drive-in doors
- › 50' x 50' column spacing
- › ESFR sprinkler system
- › Abundant trailer / car parking

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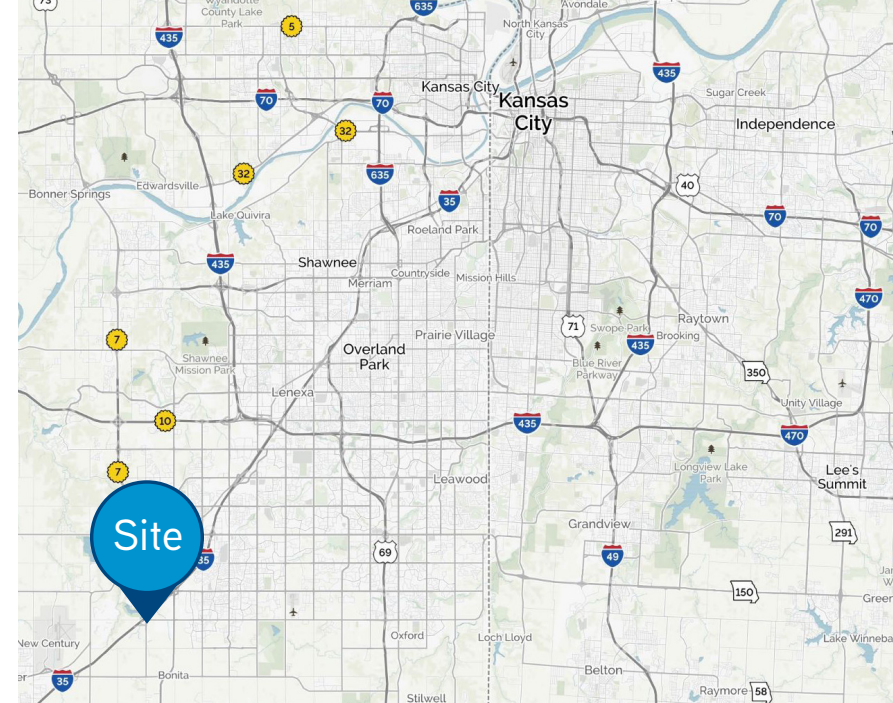


|                               |   |                     |   |
|-------------------------------|---|---------------------|---|
| Total Building SF:            | 496,373 SF  |                     |   |
| Available SF:                 | 130,042± SF   |                     |   |
| Office Area:                  | 2,042 SF in vacancy   |                     |   |
| Land Area:                    | 29.22± acres  |                     |   |
| Building Dimensions:          | 520' depth x 950' length  |                     |   |
| Lease Rate:                   | \$3.50 PSF NNN  |                     |   |
| Estimated Operating Expenses: | Property Taxes: \$0.65/SF (50% tax abatement for 10 years)<br>Property Insurance: \$0.06/SF<br>CAM: \$0.25/SF   |                     |   |
| Clear Height:                 | 36' minimum   |                     |   |
| Column Spacing:               | 50' x 50' (speed bays 50' x 60')  |                     |   |
| Lighting:                     | LED   |                     |   |
| Sprinkler Specification:      | ESFR  |                     |   |
| Loading:                      | (52) 9' x 10' loading docks; (44) 9' x 10' future loading dock positions; (4) 12' x 14' drive-in doors  |                     |   |
| Truck Court:                  | 130' - 135'   |                     |   |
| Dock Equipment:               | Fully equipped  |                     |   |
| Structure:                    | The exterior walls are 9-1/4" uninsulated load bearing tilt-up concrete wall panels with reveals and decorative accents. The structural system consists of steel columns supporting steel joist girders and bar joists. The factory painted white metal roof deck is 1-1/12", 22-gauge, type B, wide rib. |                     |   |
|                               |   | Roof Specification: | 45 mil single ply white TPO membrane mechanically fastened with a R-26 value and a manufacturer's warranty of 15 years. Roof drainage is provided by interior downspouts tied into the underground storm sewer system.  |
|                               |   | Glazing:            | The exterior glazing system is 1" insulated, clear with hard coat low-E in clear anodized, thermally-broken aluminum frames. Recessed, raised storefront windows on the northwest and southwest corners of the building.  |
|                               |   | Floor Slab:         | 7" unreinforced concrete slab on grade with a 4" compacted granular base. The overall floor flatness is FF 35 and overall floor levelness is FL 30. All floor slab construction and control joints are caulked.   |
|                               |   | Warehouse Heating:  | 4 Cambridge S-2200, 2.2 MBTU, make up air units   |
|                               |   | Electrical:         | 3,000 amps; 277/480v; 3 phase   |
|                               |   | Utilities:          | Electric: Evergy<br>Water: WaterOne<br>Gas: Atmos Energy<br>Sewer: City of Olathe   |
|                               |   | Auto Parking:       | 194 auto parking spaces provided; 52 future auto parking spaces available   |
|                               |   | Trailer Storage:    | (62) 9' x 10' trailer parking positions on south side; additional trailer parking available on north side; (7" unreinforced) truck apron extending 60' from face of building. All truck maneuvering and truck drive areas consist of 8" compacted asphaltic concrete mix on compacted subgrade. |
|                               |   | Floor Sealed:       | Yes   |
|                               |   | Zoning:             | M-2   |



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