

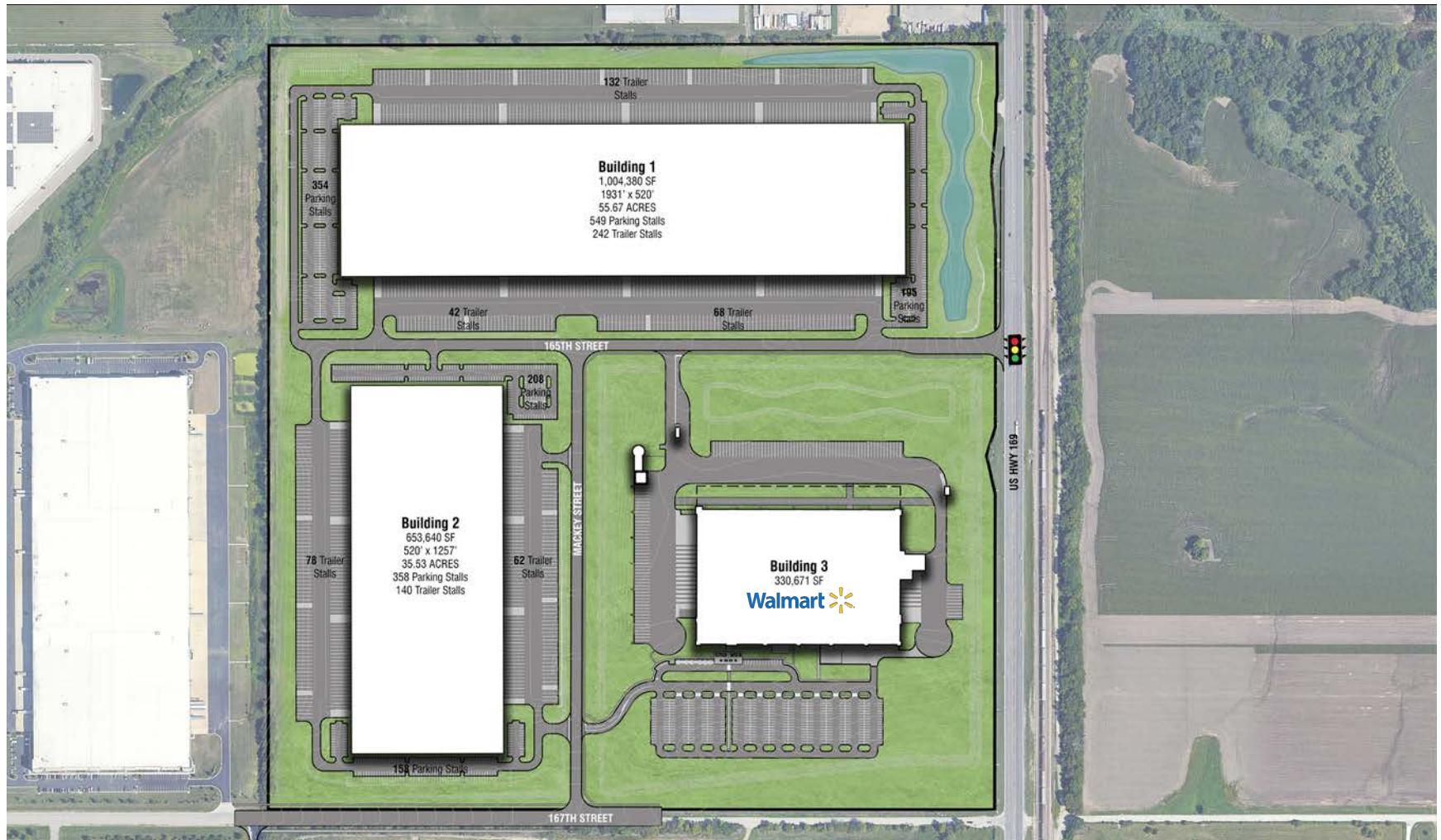
# FOR SALE, LEASE OR BTS BUILDINGS I & II



## FREE STATE EXCHANGE

16425 S US 169 HIGHWAY | OLATHE, KANSAS





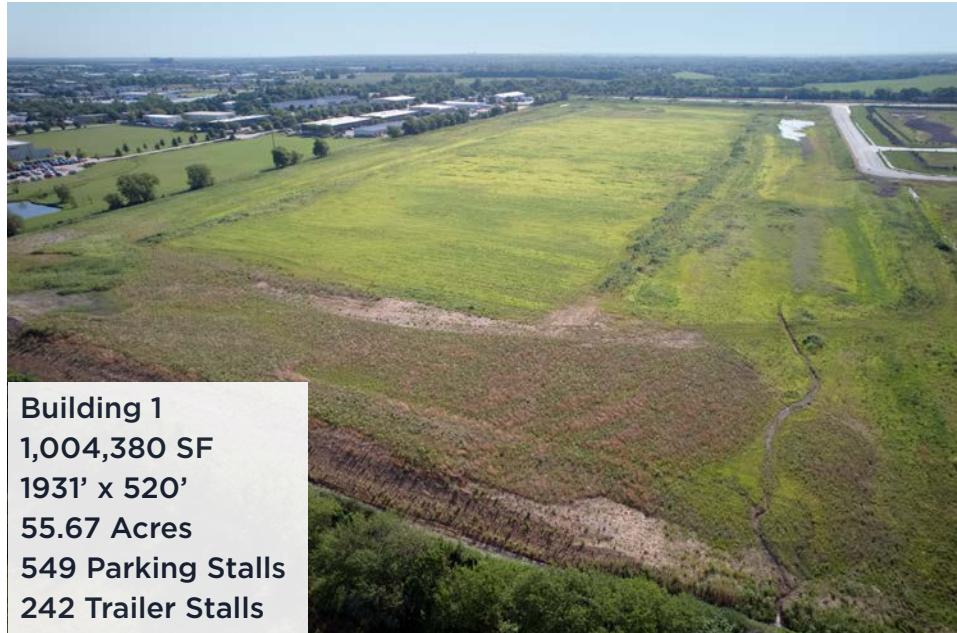
SITE PLAN  
UP TO 1,658,020 SF



## PROPERTY HIGHLIGHTS

- Class A industrial build-to-suit opportunities
- Planned 635,640 SF and 1,004,380 SF cross-dock (will consider multi-tenant prospects)
- Prominent South Olathe Submarket
- Speed to market advantages with entitled sites available
- Great highway access to I-35 and 169 Highway
- 80 percent - 10-year property tax abatement
- Two years of entitlement work including rezoning, public approvals, and tax abatement
- Public infrastructure work including 165th Street, Crestone Street, and traffic signal improvements at 169 Highway completed
- All offsite utility improvements, street improvements, and mass grading are complete to offer pad ready sites for users

LOCATION AERIAL  
**UP TO 1,658,020 SF**

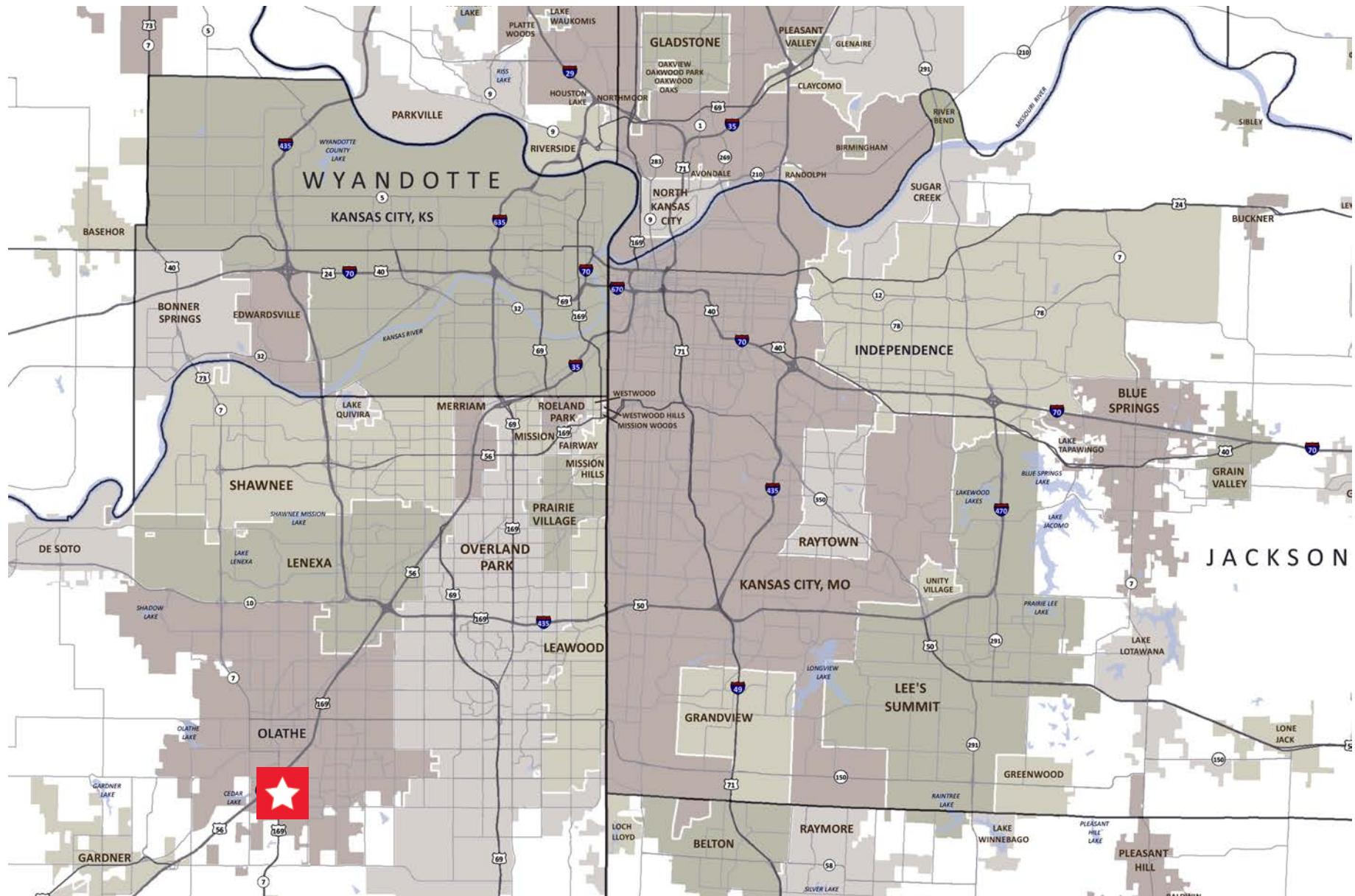


**Building 1**  
1,004,380 SF  
1931' x 520'  
55.67 Acres  
549 Parking Stalls  
242 Trailer Stalls



**Building 2**  
653,640 SF  
520' x 1257'  
35.53 Acres  
358 Parking Stalls  
140 Trailer Stalls

DRONE IMAGES  
**UP TO 1,658,020 SF**



# SITE LOCATION MAP UP TO 1,658,020 SF

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