

FOR SALE, LEASE OR BTS

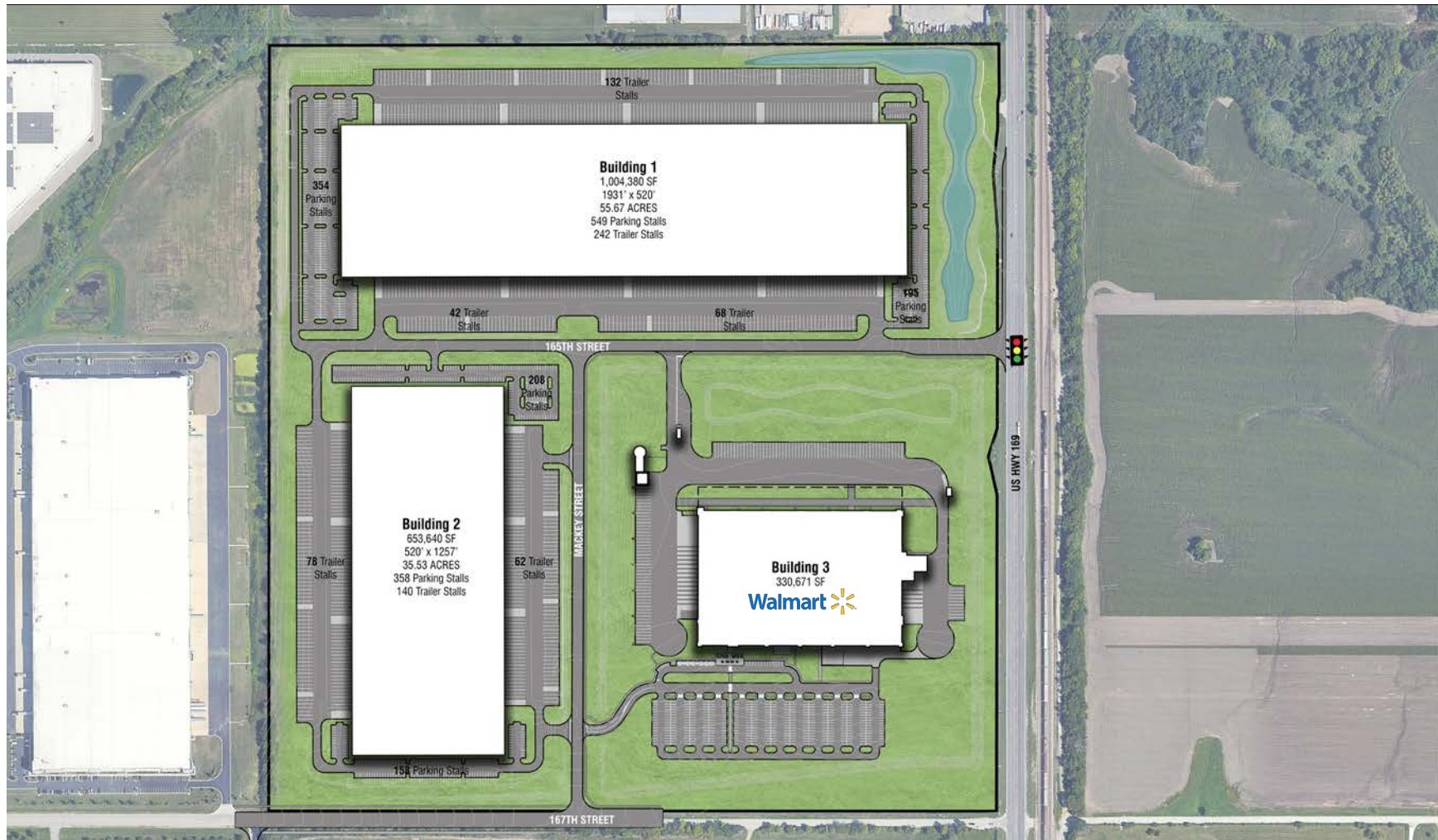
BUILDINGS I & II



Conceptual renderings prepared by GastingerWalker

FREE STATE EXCHANGE

16425 S US 169 HIGHWAY | OLATHE, KANSAS



SITE PLAN
UP TO 1,658,020 SF



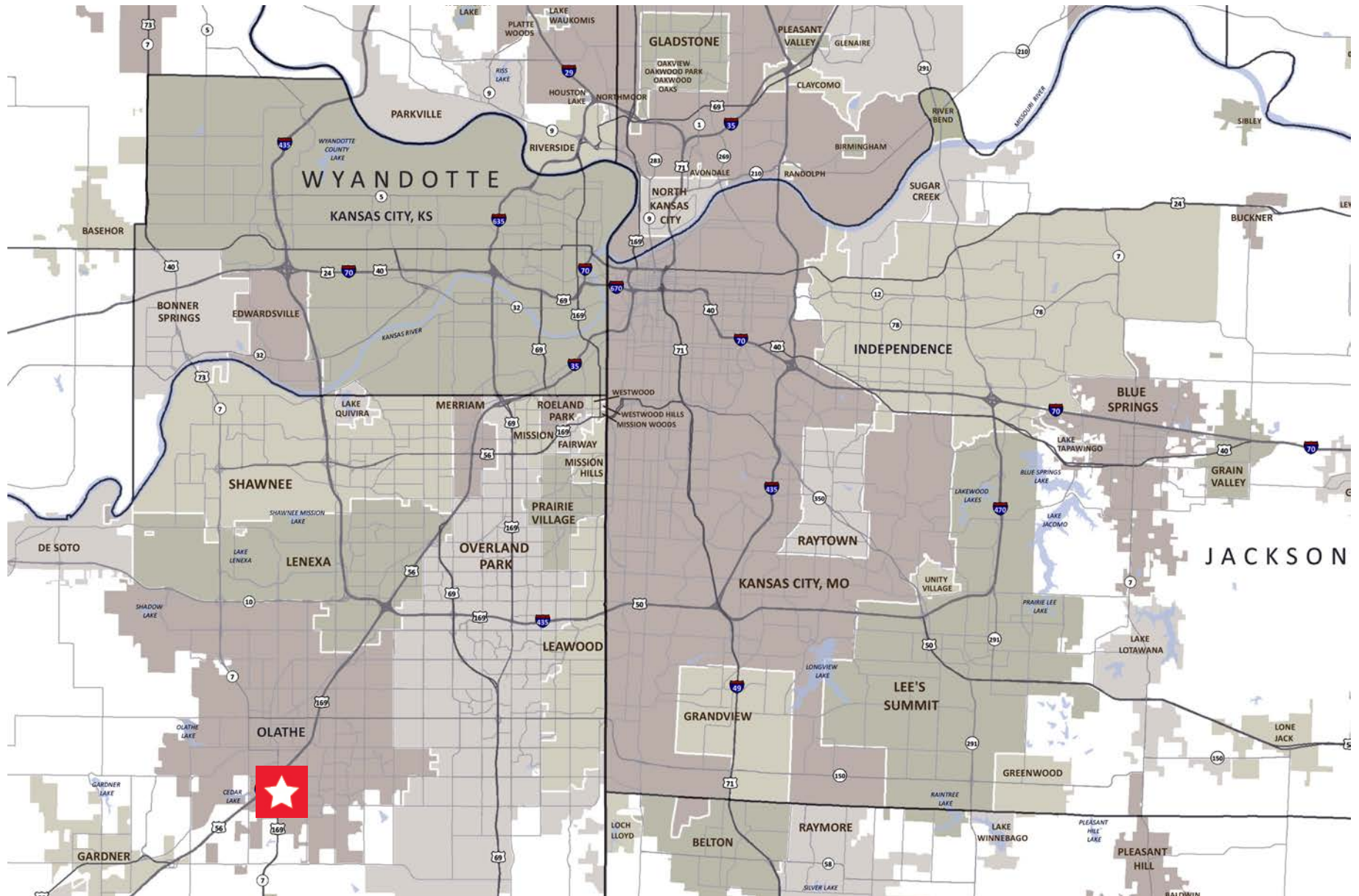
PROPERTY HIGHLIGHTS

- 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



DRONE IMAGES
UP TO 1,658,020 SF



SITE LOCATION MAP

UP TO 1,658,020 SF

CONTACT INFORMATION

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