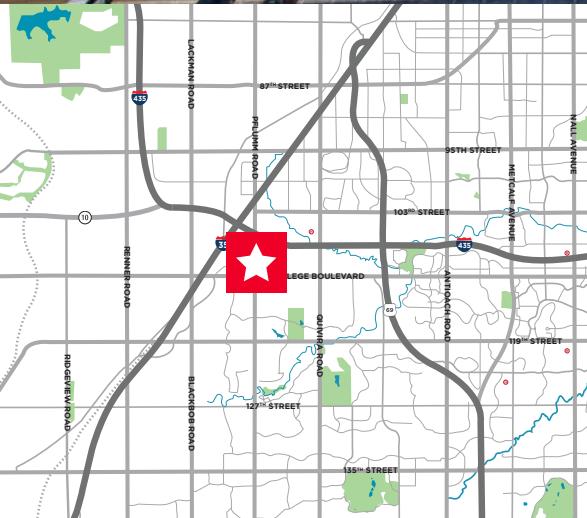


Crossroads Distribution Center

11350 Strang Line Road, Lenexa, KS



146,500 SF Industrial Space Available

Property Highlights

- Located at “main & main” of the Kansas City industrial market, the Crossroads Distribution Center is surrounded by an abundance of amenities and offers immediate access to Interstates 435 and 35
- The well-maintained property features good clear heights, highway visibility and ample loading
- Clear height of 24' with typical column spacing of 42' x 50'
- Interstate 35 visibility and outside storage

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Crossroads Distribution Center

11350 Strang Line Road, Lenexa, KS

Property Highlights

Address	11350 Strang Line Road
Availability	146,500 SF
CONSTRUCTION	
Construction	Precast concrete; tilt wall panels
Roof Type, Age	Standing seam metal, 1995
Fire Protection	ESFR
Interior Lighting	T5
HVAC	Gas-fired unit heaters
PROPERTY FEATURES	
Site Area	10.11 Acres
Office	8,000 SF
Zoning	BP-2, Planned Manufacturing District
Year Built	1995
Clear Height	24'
Column Spacing	42' x 50'
Loading	26 Docks, 1 Drive-In
Building Depth	250'
Truck Court Depth	100'
Car Parking	105 spaces
Power	277/480v, 1,000 amps
Nets	Taxes: \$1.89 Insurance: \$0.11 CAM: \$0.84 Total: \$2.84



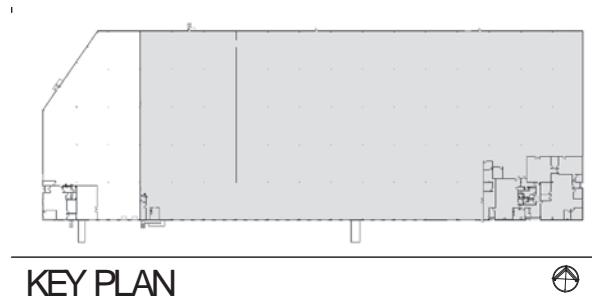


FOR LEASE

Crossroads Distribution Center

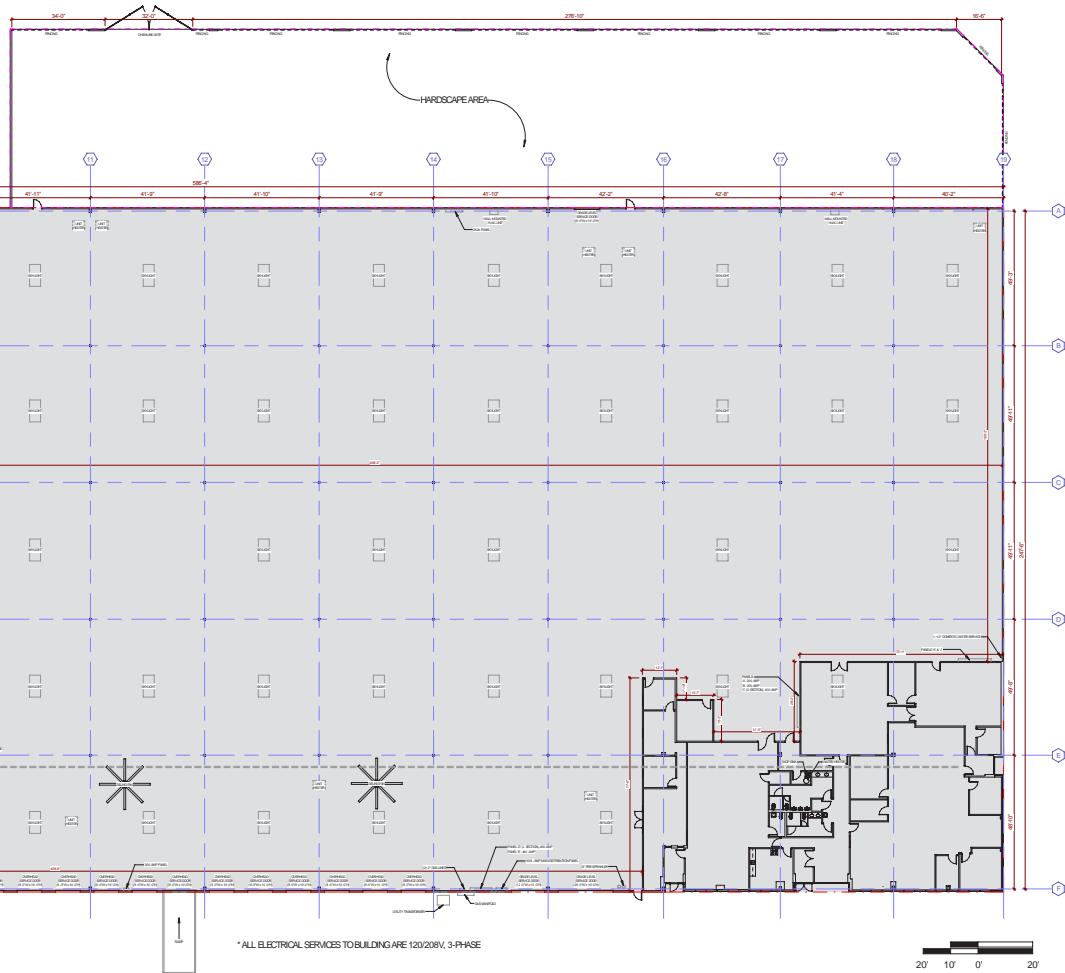
11350 Strang Line Road, Lenexa, KS

Floor Plan



KEY PLAN

-----	BUILDING BOUNDARY / SUITE SQUARE FOOTAGE	146,510 SF
-----	Hardscape Area Square Footage	23,498 SF



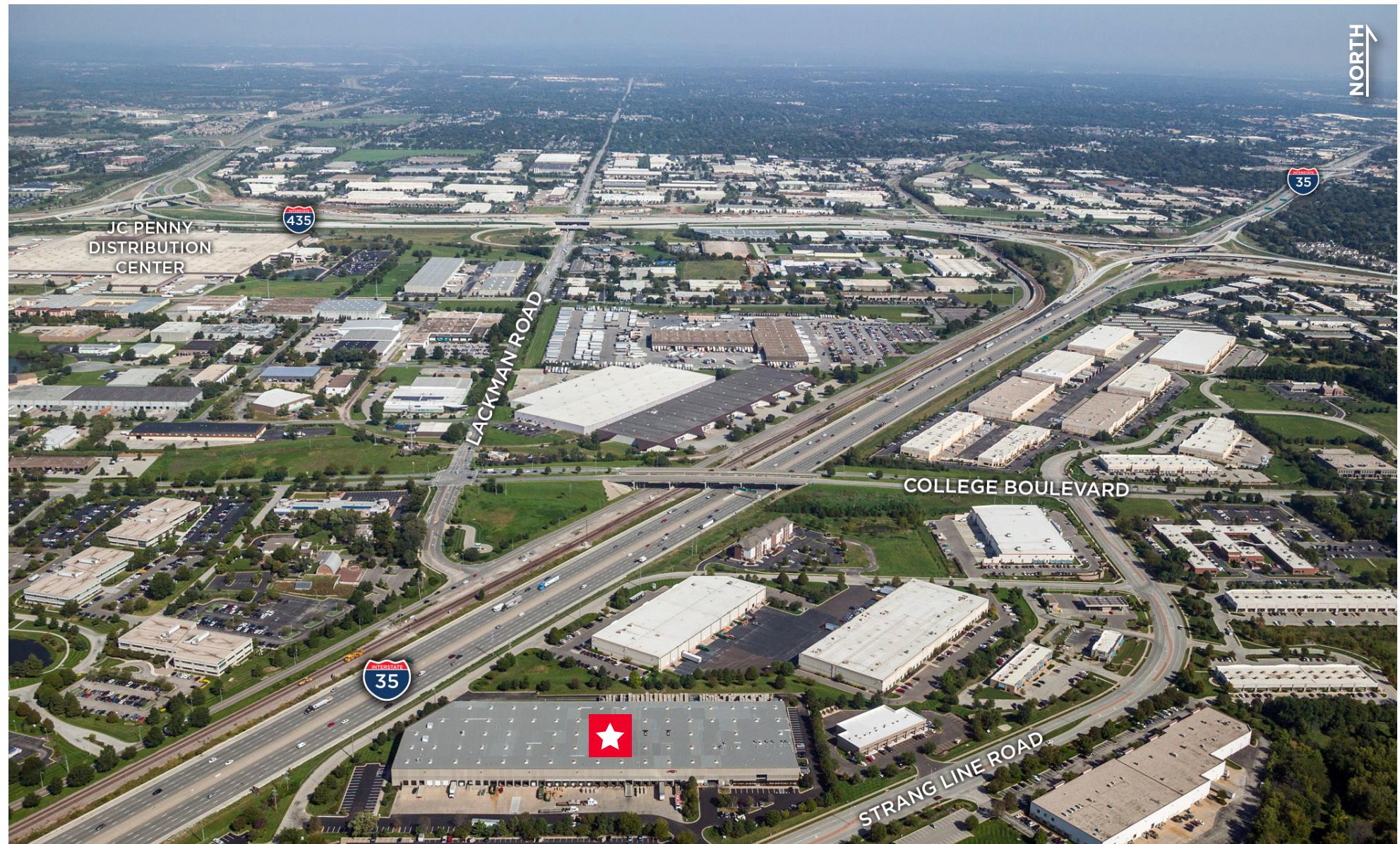


FOR LEASE

Crossroads Distribution Center

11350 Strang Line Road, Lenexa, KS

Location Aerial





FOR LEASE

Crossroads Distribution Center

11350 Strang Line Road, Lenexa, KS

Location Map

