FOR LEASE

BUILDING C



SOUTHPARK COMMERCE CENTER

410 W FRONTIER LANE | OLATHE, KANSAS

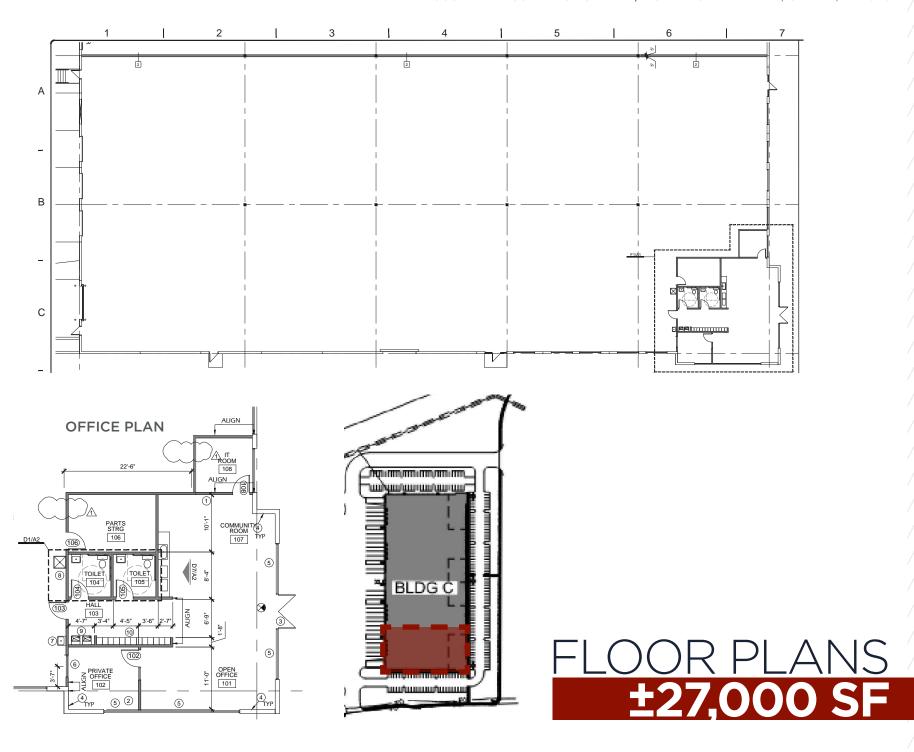


PROPERTY HIGHLIGHTS

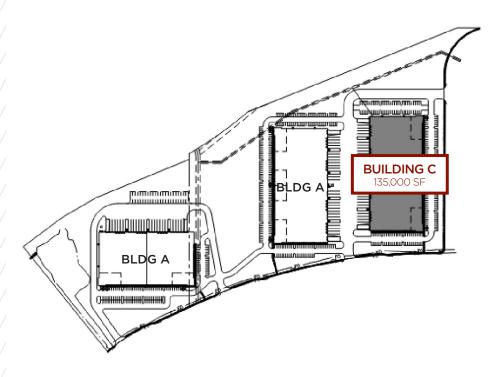
| Building Size: | ±135,000 SF Building ±27,000 SF Endcap Available |
|----------------------|--|
| Minimum Tenant Size: | ±27,000 SF (two southern most bays) |
| Office Area: | ±900 SF |
| Site Area: | ±34 Acres |
| Clear Height: | 32'-0" |
| Electric Service: | 600 amps, 480 volt, 3 phase |
| Warehouse Lights: | LED on motion sensors |
| Dock Doors: | 3 dock doors (9'x10') fully equipped with bumpers, dock shelters, 40,000 # mechanical levelers, and lights |
| Drive-In Doors: | 1 drive-in door (12' X 14') with electric opener |
| Additional Features: | Radiant head in speed bays Two existing big ass fans Abundant electrical drops throughout warehouse |

| Column Spacing: | 47.5' x 54' with 60' speed bay |
|-------------------------------|--|
| Slab Thickness: | 7" non-reinforced concrete |
| Fire Protection: | ESFR |
| Roof: | Mechanically attached 45 mil white TPO roofing membrane |
| Walls: | Tilt up concrete panels |
| Warehouse Heat: | Gas fired make up air units |
| Truck Courts: | Combined truck courts on Bldg B & C - 200' total |
| Lease Rate: | \$8.50 PSF NNN |
| Estimated Operating Expenses: | Taxes: \$1.20 PSF (10 years; 50% tax abatement) Insurance: \$0.26 PSF CAM: \$0.43 PSF Total: \$1.89 |
| Available: | Immediately |
| Location: | Multiple access points to I-35 |





BUILDING C HIGHLIGHTS





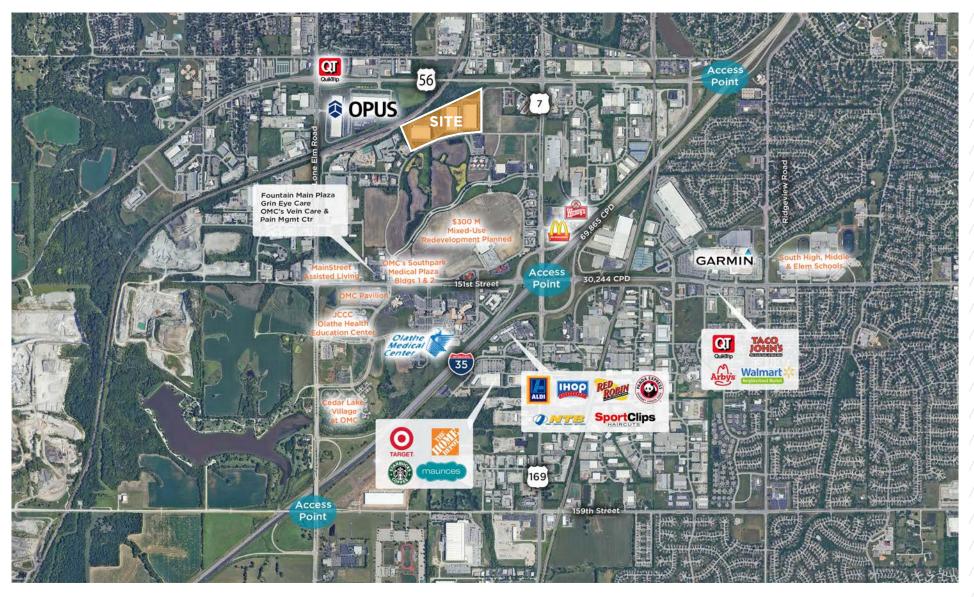




PHOTOS **±27,000 SF**



AERIAL **±27,000 SF**



LOCATION AERIAL **±27,000 SF**

COMPATION

ROB M. HOLLAND, CCIM

Managing Director rob.holland@cushwake.com +1 816 412 0214

JACK GOLDSBOROUGH, CCIM

Director jack.goldsborough@cushwake.com +1 816 412 0326

4600 Madison Avenue, Suite 800 Kansas City, MO 64112 Main +1 816 221 2200 Fax +1 913 273 1398



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.