

FOR LEASE

BUILDING C



SOUTHPARK COMMERCE CENTER

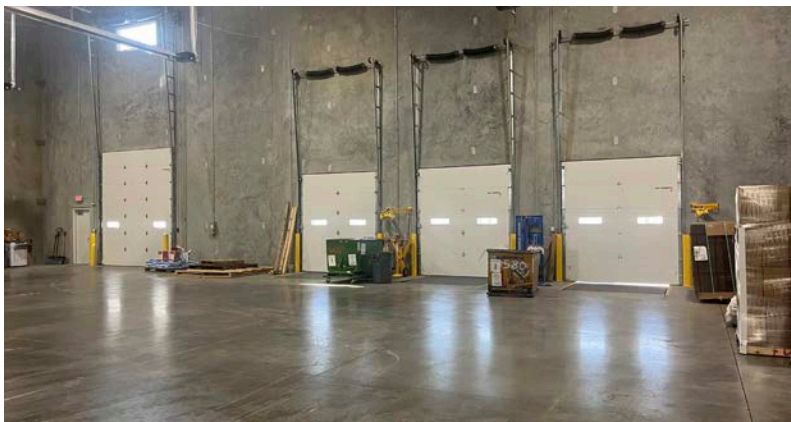
410 W FRONTIER LANE | OLATHE, KANSAS

SINGLE LOAD INDUSTRIAL BUILDING

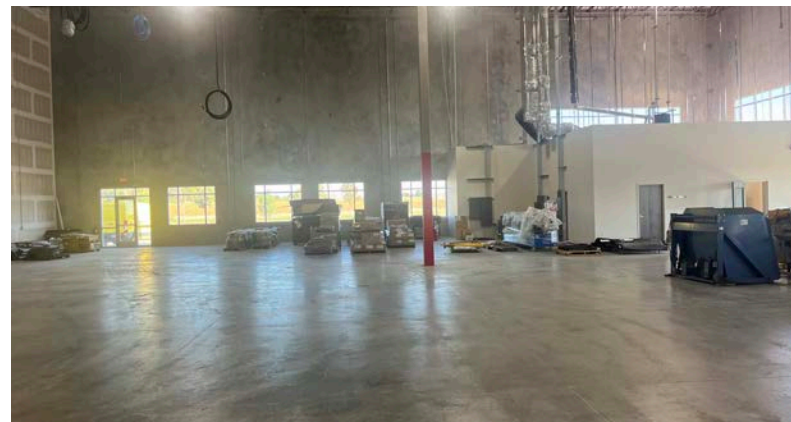


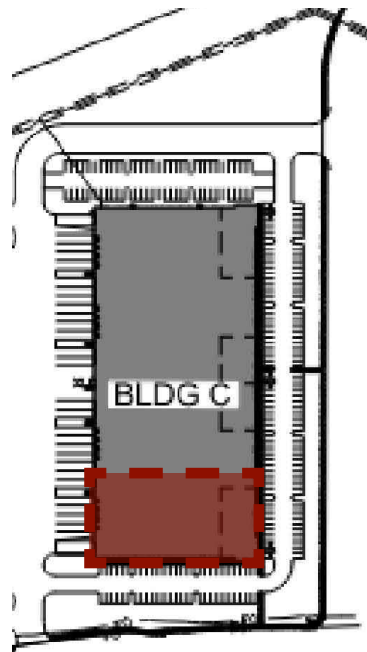
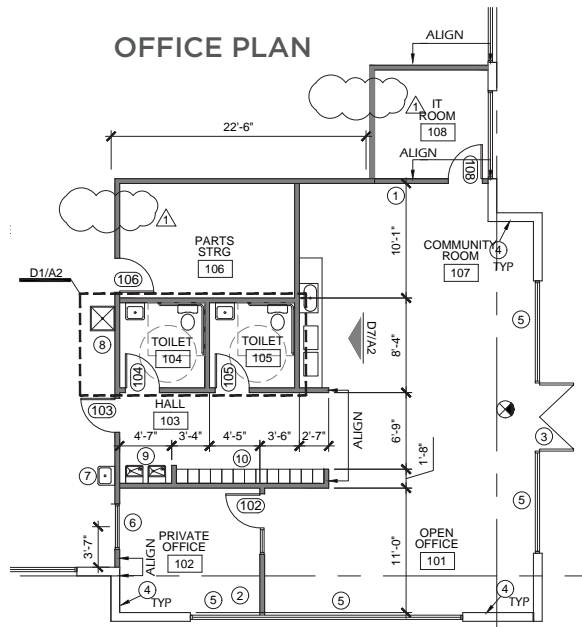
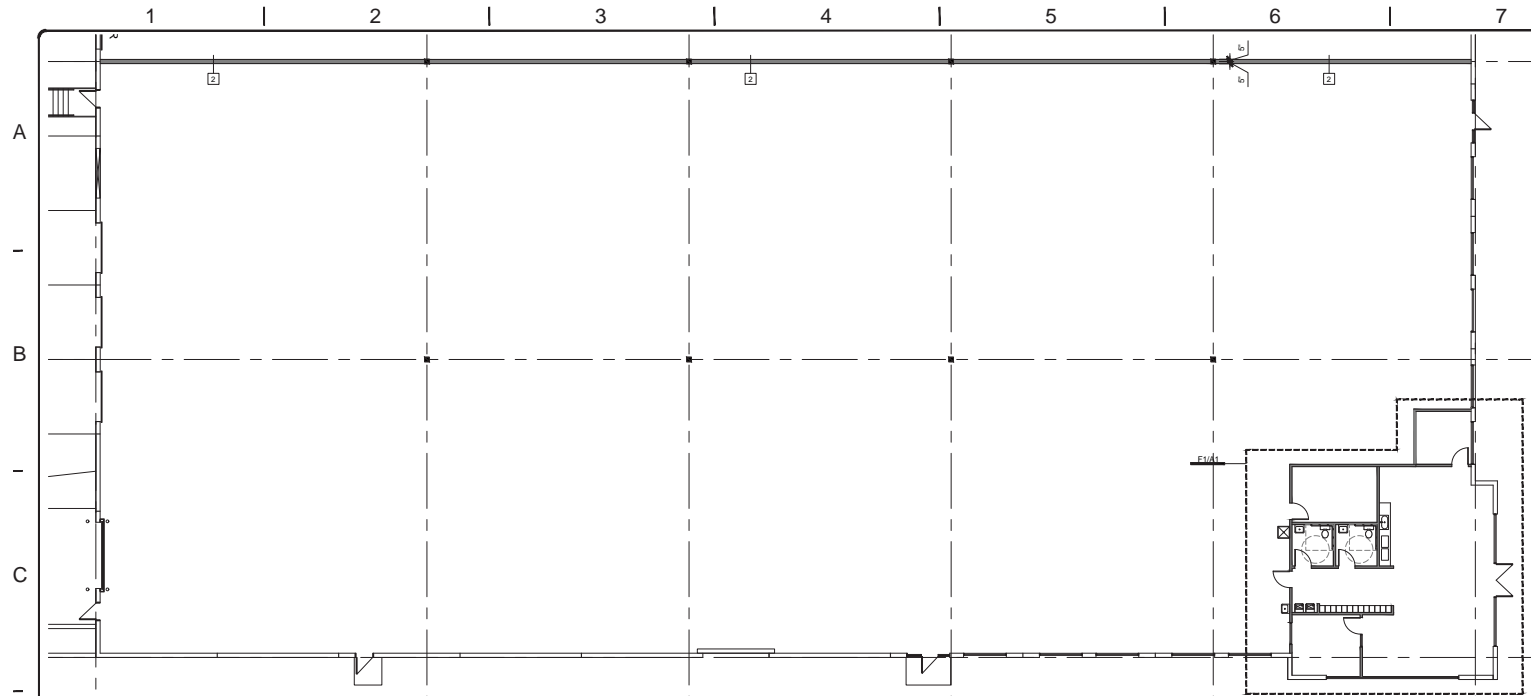
PROPERTY HIGHLIGHTS

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 heat in speed bays Two existing big ass fans Abundant electrical drops throughout warehouse



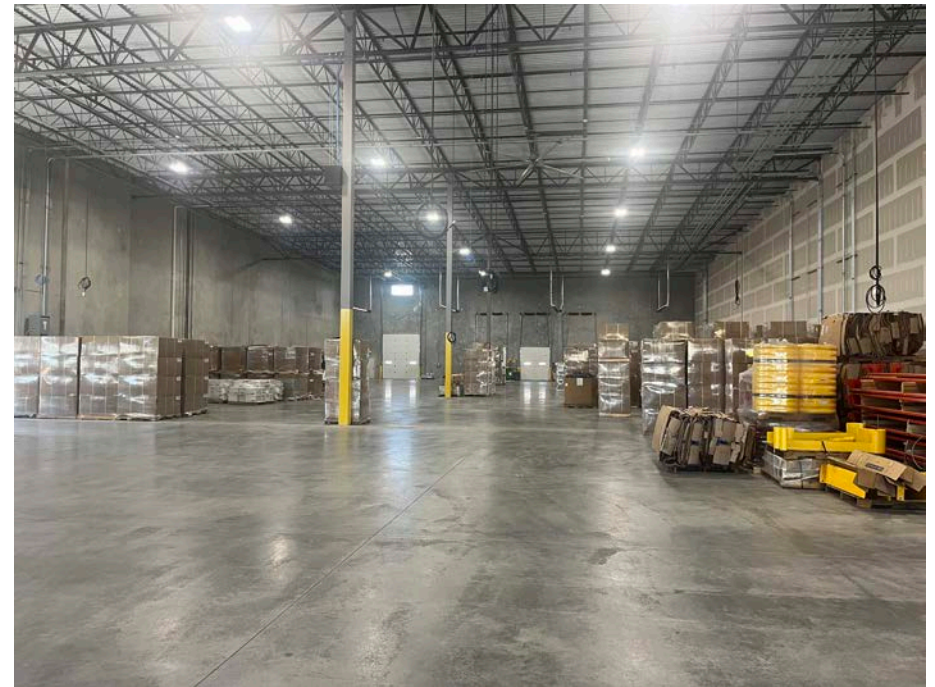
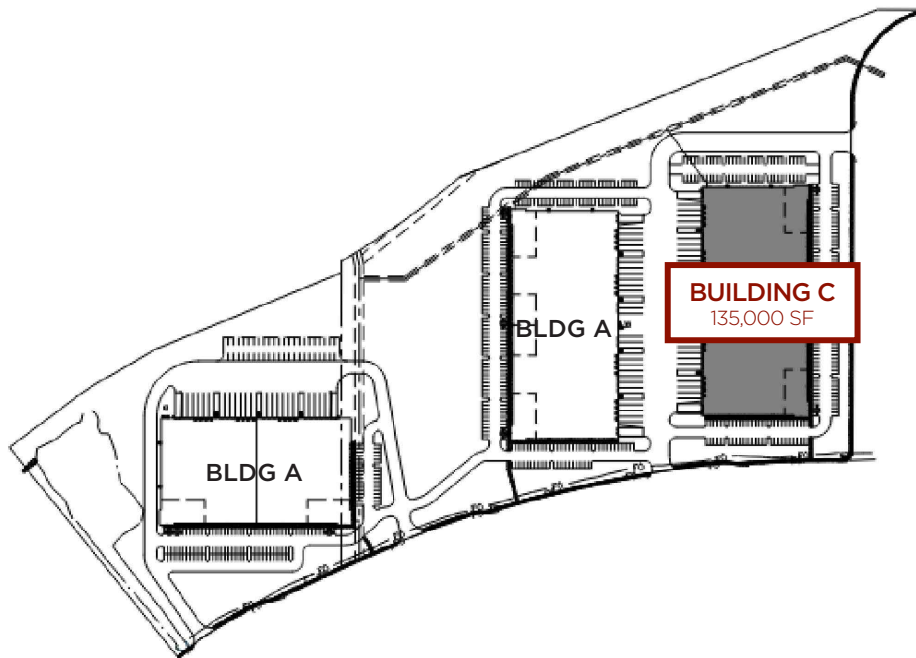
Column Spacing:	47.5' x 54' with 60' speed bay
Slab Thickness:	7" non-reinforced concrete
Fire Protection:	ESFR
Roof:	Mechanically attached 45 mil white TPO roofing membrane
Walls:	Tilt up concrete panels
Warehouse Heat:	Gas fired make up air units
Truck Courts:	Combined truck courts on Bldg B & C - 200' total
Lease Rate:	\$8.50 PSF NNN
Estimated Operating Expenses:	Taxes: \$1.30 PSF (10 years; 50% tax abatement) Insurance: \$0.32 PSF CAM: \$0.63 PSF Total: \$2.25
Available:	Immediately
Location:	Multiple access points to I-35





FLOOR PLANS
±27,000 SF

BUILDING C HIGHLIGHTS

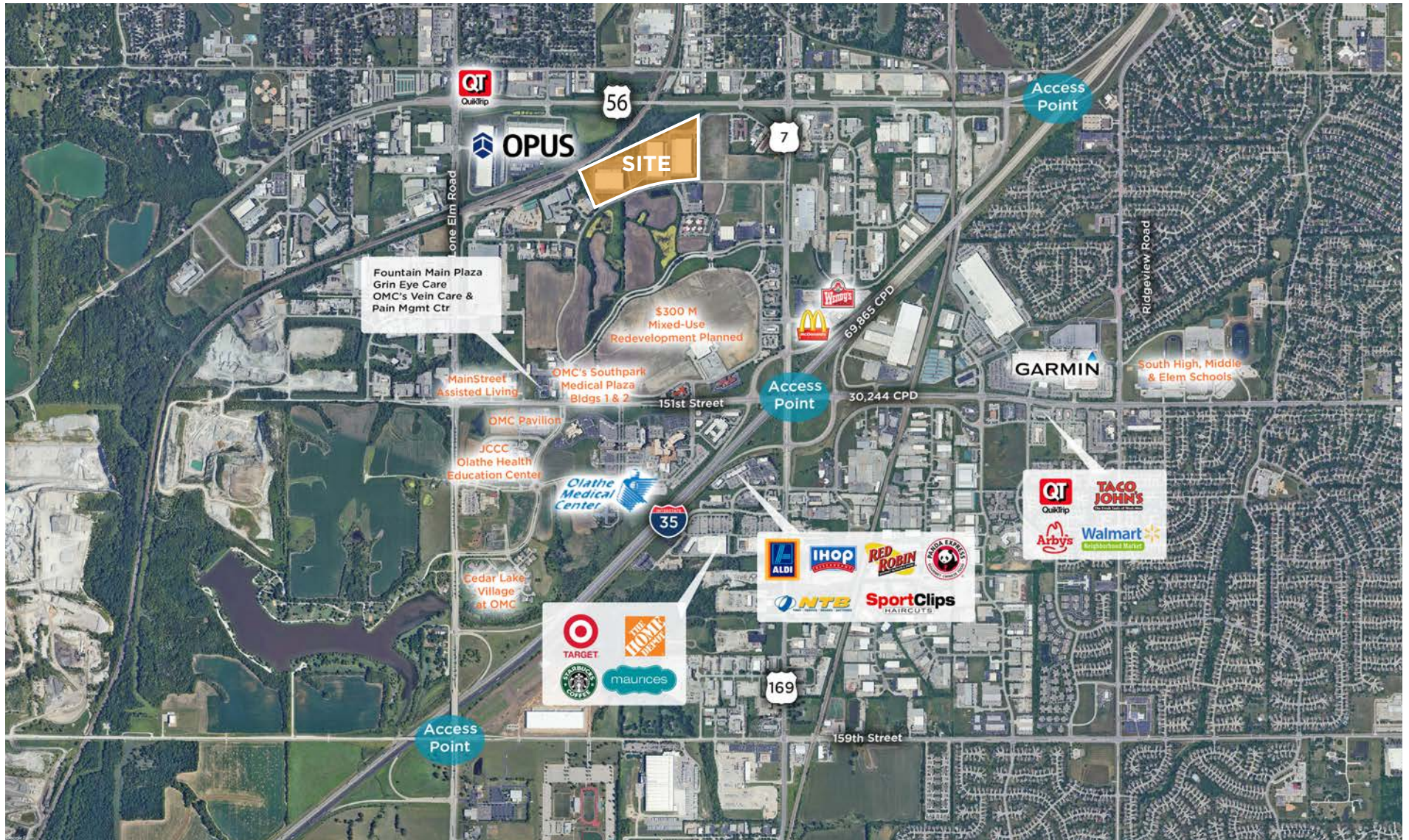




PHOTOS
±27,000 SF



AERIAL
±27,000 SF



LOCATION AERIAL
±27,000 SF

CONTACT INFORMATION

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