

FOR LEASE

BUILDING C



SOUTHPARK COMMERCE CENTER
410 W FRONTIER LANE | OLATHE, KANSAS

SINGLE LOAD INDUSTRIAL BUILDING

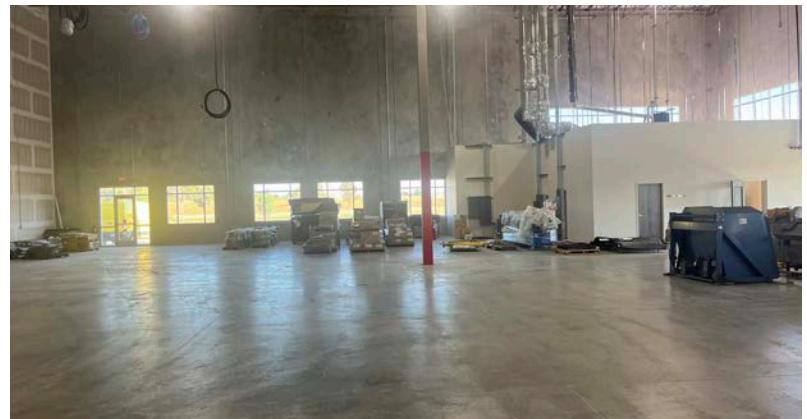


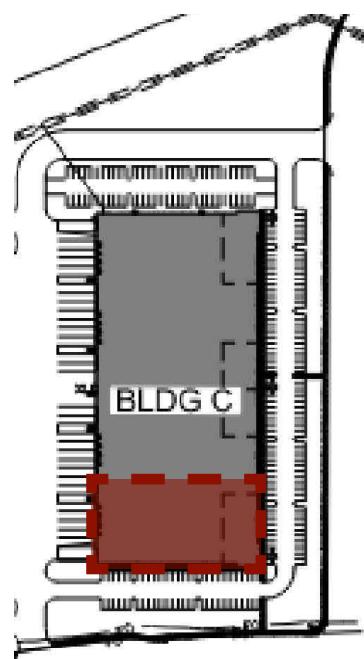
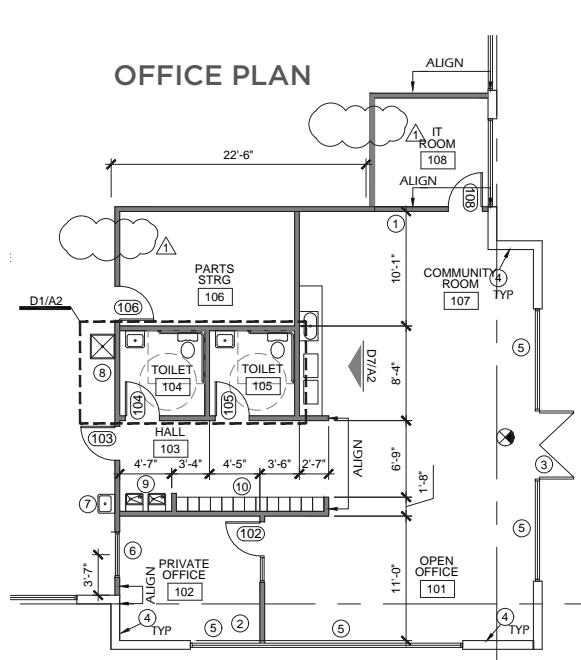
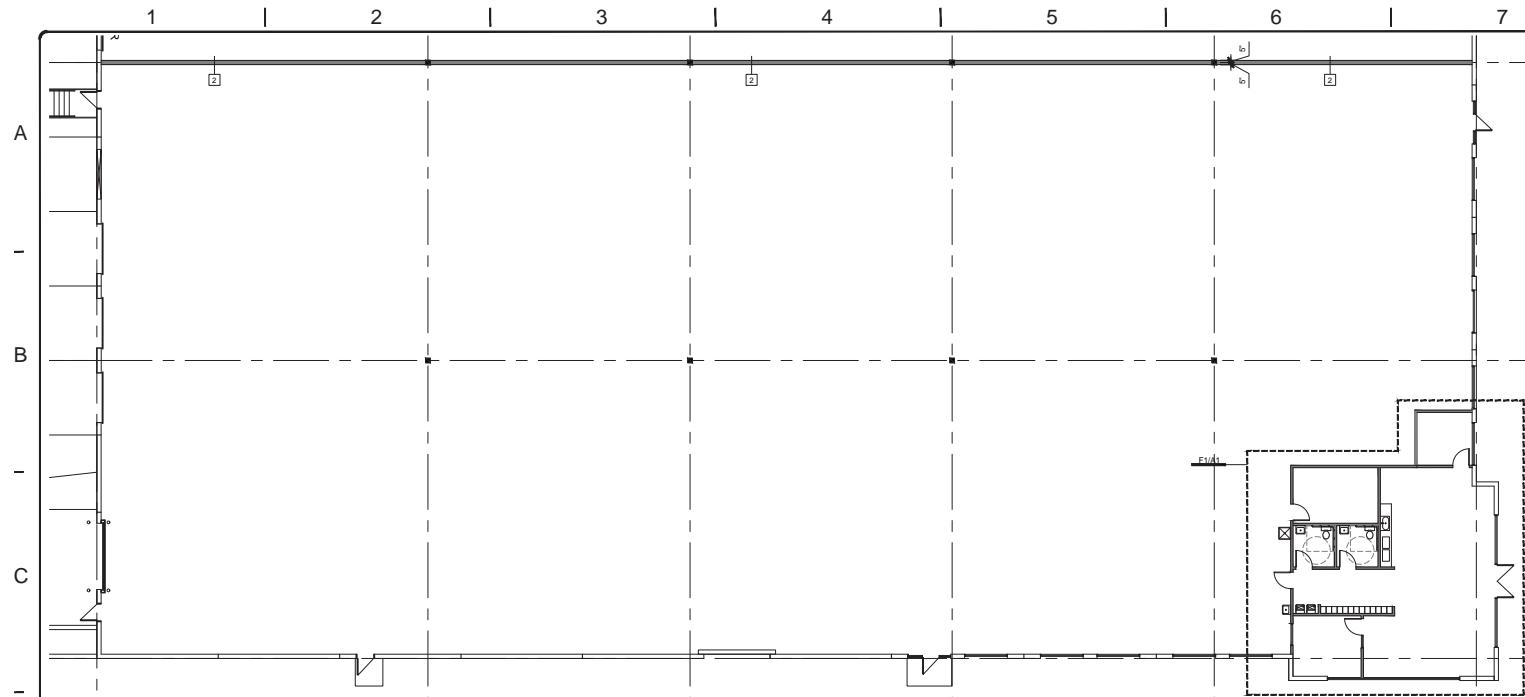
PROPERTY HIGHLIGHTS

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|-----------------------------|--|
| 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 |

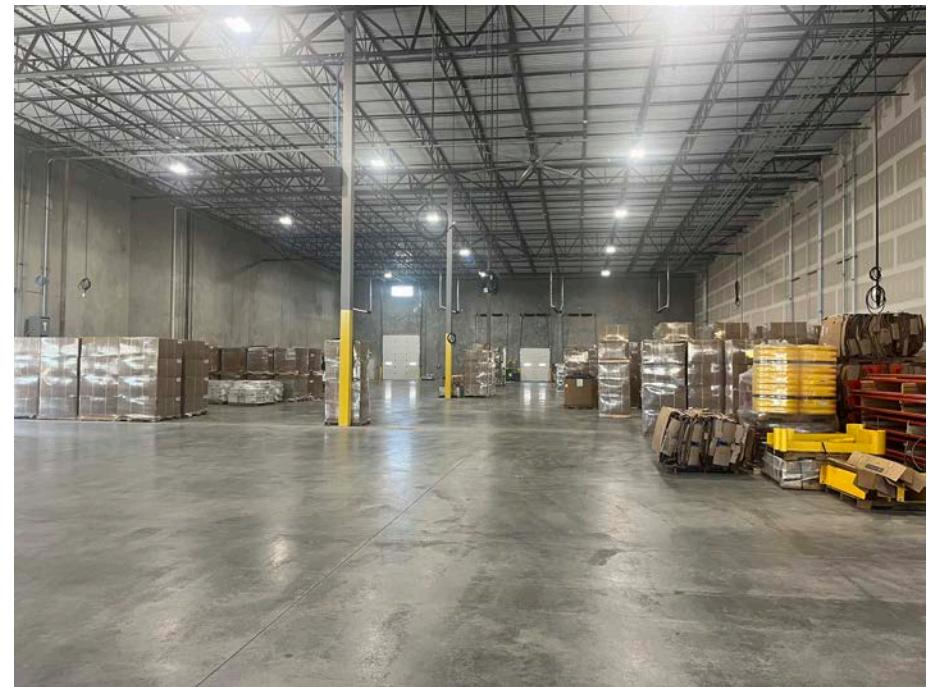
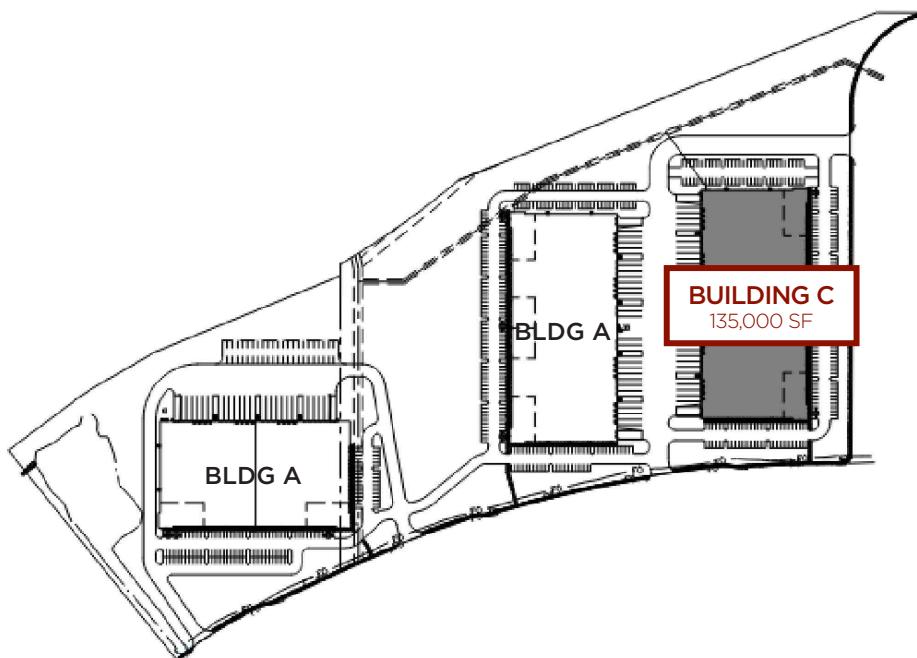




FLOOR PLANS

±27,000 SF

BUILDING C HIGHLIGHTS

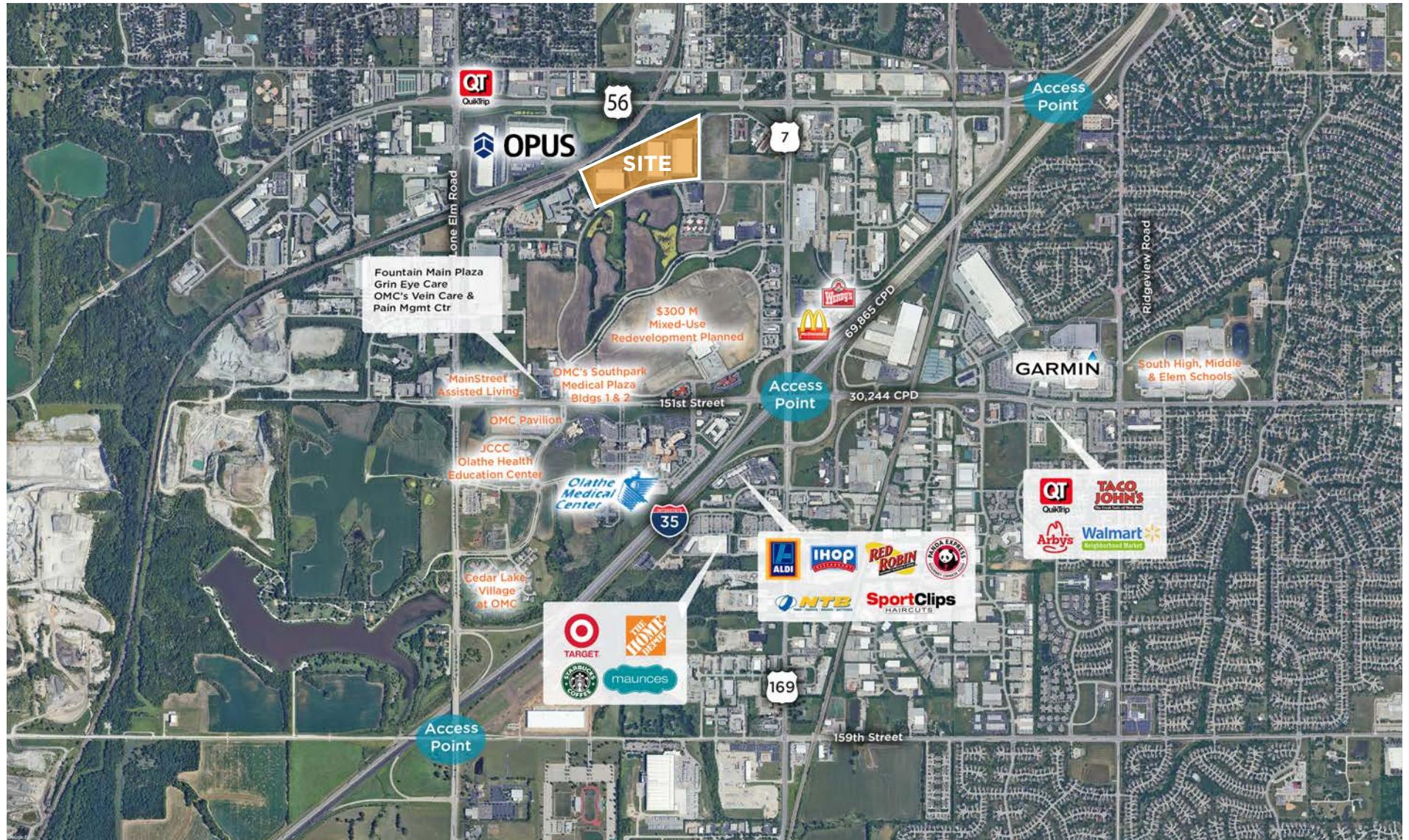




PHOTOS
±27,000 SF



AERIAL
±27,000 SF



LOCATION AERIAL
±27,000 SF

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