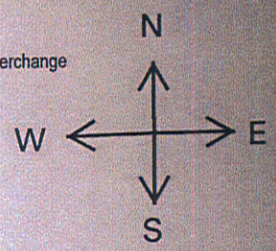
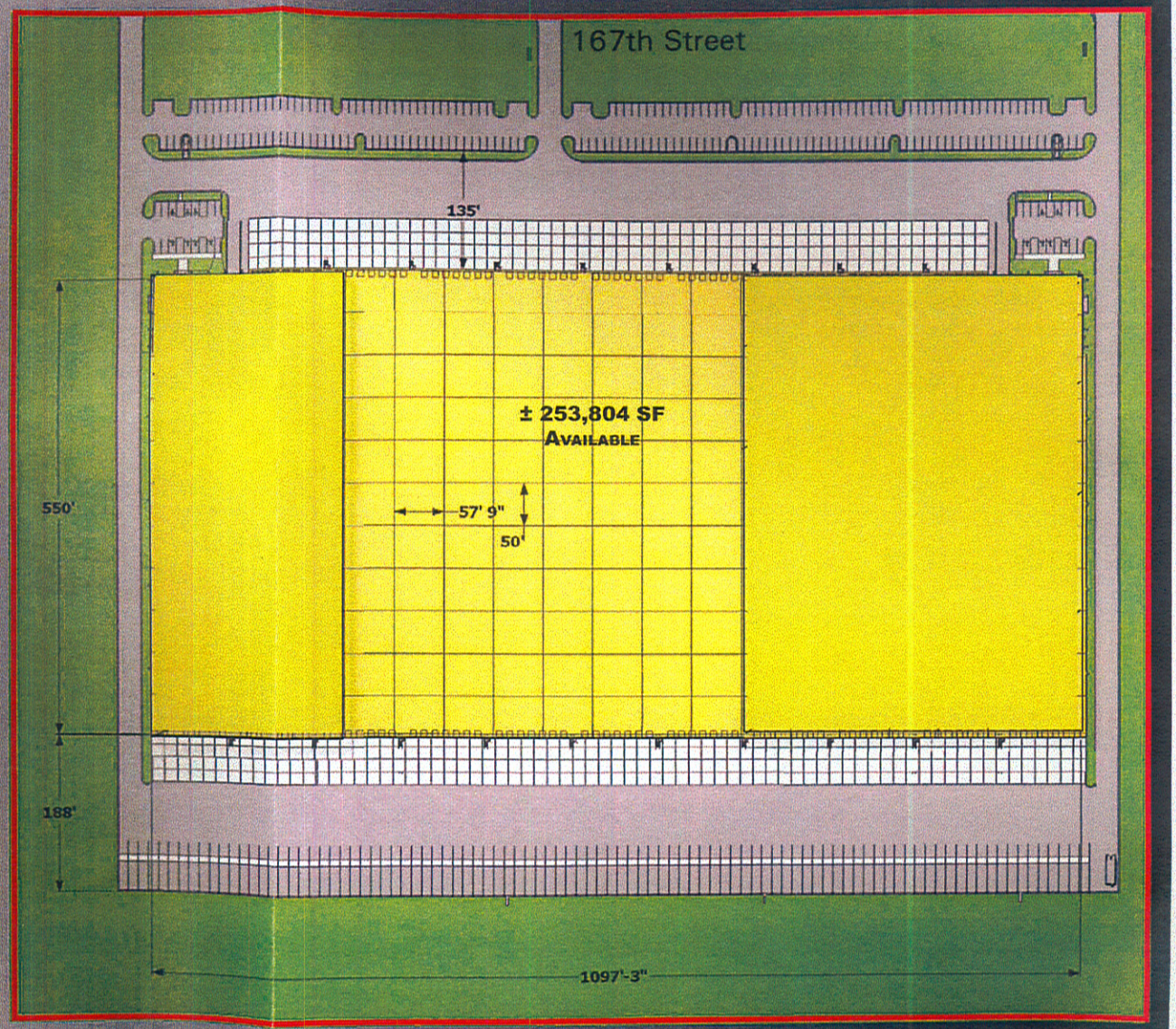
Kessinger Hunter
Commercial Real Estate Services Since 1879

Site Plan

An independently owned and operated member of the CUSHMAN & WAKEFIELD ALLIANCE

Specifications

Available SF:	± 100,000 - 253,804 SF (divisible)
Office SF:	Build-to-suit
Acreage:	± 40
Zoning:	MP-2
Bay Size:	57'9" E-W x 50' N-S (± 461' E-W x 550' N-S)
Ceiling Clearance:	32' to 36' clear
Sprinkler Type:	ESFR
Floor Thickness:	7"
Loading:	66 dock-high doors
On-site Trailer Parking:	48 Spaces
Power:	1,000 amp 480 volt 3-phase 4-wire
Roof:	White TPO
Utilities:	**Electric** - Kansas City Power & Light **Gas** - Atmos Gas **Water** - Johnson County Water One **Sewer** - Olathe City Sewer
Rate:	$4.25 - $4.50 PSF NET
Tax:	± $.60 PSF (Inclusive of 10 year 50% tax abatement)
Insurance:	± $.04 PSF
CAM:	± $.15 PSF

- Foreign Trade Zone Eligible
- One mile from the new I-35 & 159th Street Interchange