



I-35 LOGISTICS PARK

15251-15351 South Green Road
(155th Street & Old Highway 56)

OLATHE, KANSAS



Kessinger Hunter

COMMERCIAL REAL ESTATE
INDEPENDENTLY OWNED AND OPERATED

INDUSTRIAL FOR LEASE

Building C
567,115± SF



FEATURES

- State-of-the-art design
- Located 2.5 miles from 159th Street & Lone Elm/I-35 interchange
- 50% 10-year tax abatement
- Foreign Trade Zone capable
- 8.5 miles north of BNSF's 1,200-acre intermodal facility
- 13 miles from the UPS Lenexa facility
- 3 miles from the FedEx Ground facility
- Insulated, tilt-up wall panels

BUILDING SIZE	567,115± SF
AVAILABILITY	157,621-315,242± SF
BASE RENTAL RATE	\$3.95 PSF
LEASE TYPE	Net

FOR MORE INFORMATION, PLEASE CONTACT:

Daniel B. Jensen, SIOR
Principal, Director of Development
816.936.8505
djensen@kessingerhunter.com

Kurt Jensen
Industrial Brokerage
816.936.8508
kjensen@kessingerhunter.com

KESSINGER/HUNTER & COMPANY, LC

2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
(816) 842-2690
kessingerhunter.com

www.i35kc.com

SPECIFICATIONS

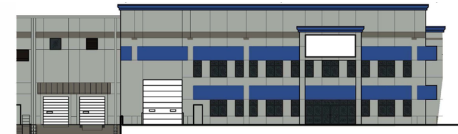
Available SF	157,621-315,242± SF (expandable to 632,127± SF)
Office SF	Build-to-suit
Acreage	52.17±
Zoning	M-2
Bay Size	55'7" x 50' (60' speed bays)
Building Dimensions	1,000.5'± N-S x 570' E-W
Clear Height	36' clear
Sprinkler	ESFR
Floor Thickness	7" non-reinforced
Loading Docks	66 (9' x 10') dock-high doors
Drive-In Doors	1 (14' x 16") motor-operated, drive-in door
Truck Court	First 60' is 8" concrete; remaining 75'-95' is 8" asphalt
Trailer Parking	48 spaces with 15' concrete dolly pads (47 additional future spots available)
Car Parking	157±
Power	1,500 Amp 480 Volt 3-Phase 4-Wire
Roof	White .60 mil, TPO R-25.2 Isocyanurate Insulation, 20-year warranty
Electricity	Kansas City Power & Light
Gas	Atmos Gas
Water	Olathe City Water (2" service)
Sewer	Olathe City Sewer
Rate	\$3.95 PSF, NET
Tax	\$.55± PSF 2019 estimate (inclusive of 50% 10-year tax abatement)
Insurance	\$.05± PSF 2019 estimate
CAM	\$.20± PSF 2019 estimate



ENLARGED PARTIAL WEST ELEVATION
1/16" = 1'-0"

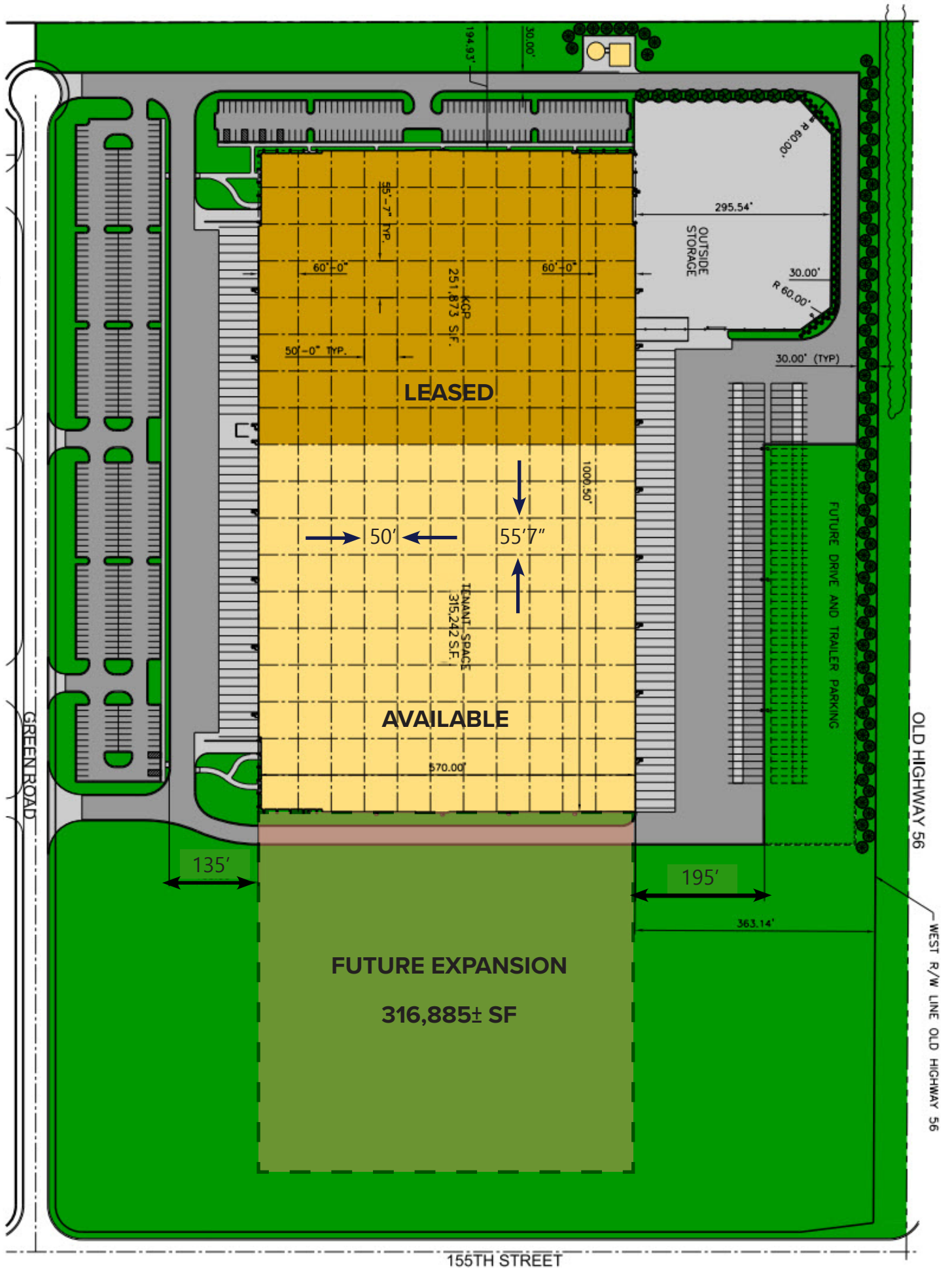


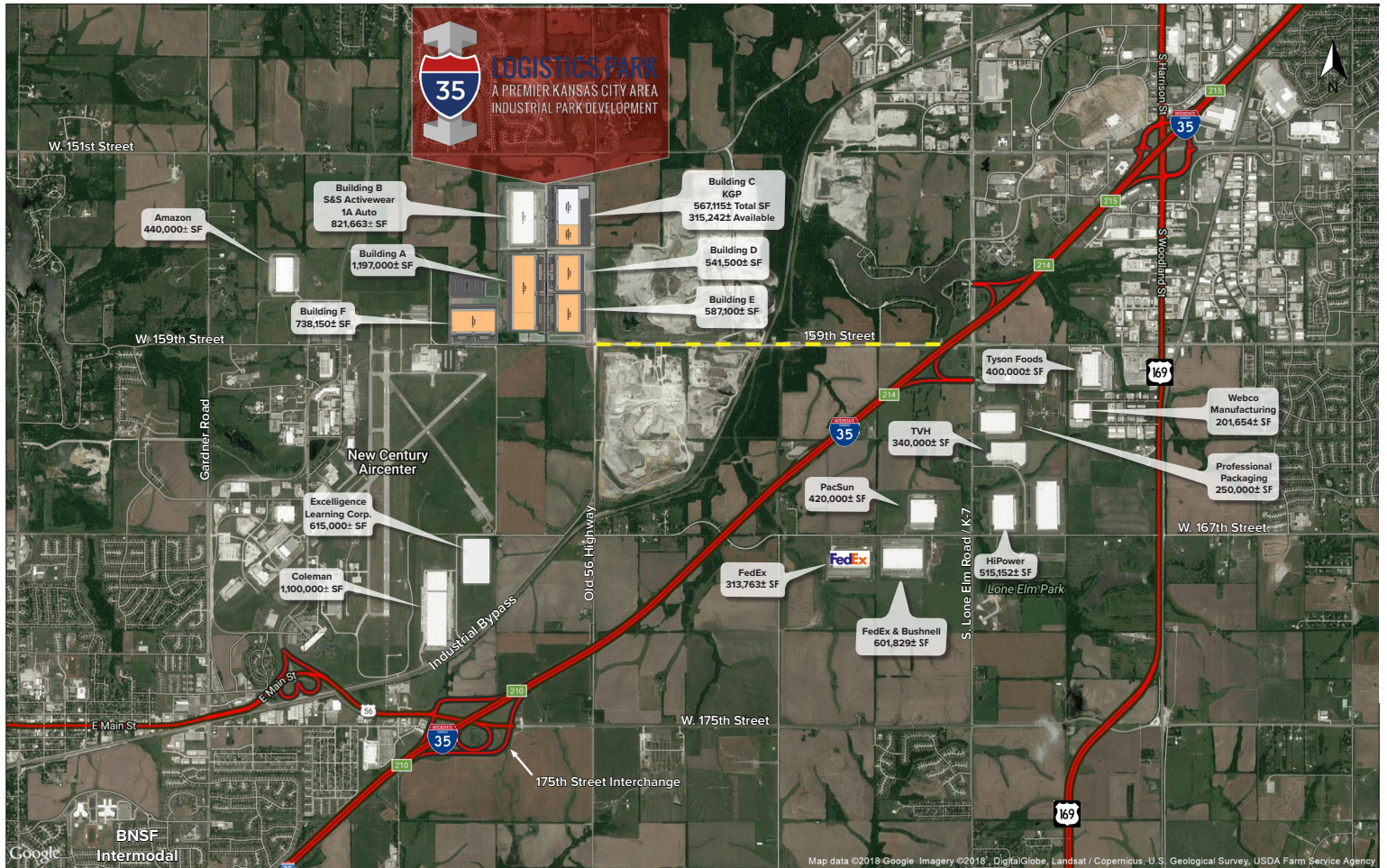
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ENLARGED PARTIAL WEST ELEVATION
1/16" = 1'-0"

0 100 200 300
SCALE
1" = 100'
FEET





SUPPORT SERVICES LOCATED WITHIN A 5-MILE RADIUS

HOTELS

- Best Western Plus Olathe (3.4 miles)
- Candlewood Suites Olathe (2.7 miles)
- Days Inn Olathe Medical Center (3.1 miles)
- Econo Lodge Olathe (3.3 miles)
- LaQuinta Inn & Suites Olathe (3.1 miles)
- Motel 6 Olathe (3.4 miles)
- Quality Inn & Suites Olathe (2.8 miles)
- Super 8 Gardner (3.0 miles)

RESTAURANTS

- Arby's (2.8 & 4.0 miles)
- A&W (4.5 miles)
- Burger King (2.8, 3.2 & 3.4 miles)
- Chili's (3.2 miles)
- Chipotle (3.2 miles)
- Culver's (4.0 miles)
- Domino's (3.0 & 4.5 miles)
- Freddy's (4.0 miles)
- Goodcents (3.4 miles)
- Hardee's (2.6 miles)

- I-HOP (3.2 miles)
- Jimmy John's (3.2 miles)
- KFC (3.4 & 4.5 miles)
- Little Caesar's (4.5 miles)
- Long John Silver's (4.5 miles)
- MOD Pizza (3.0 miles)
- McDonald's (2.8, 3.2 & 4.5 miles)
- Panda Express (3.4 miles)
- Papa Murphy's (3.4 miles)
- Papa John's (3.0 miles)

- Pizza Hut (3.0 & 3.4 miles)
- Perkins (2.8 miles)
- Red Robin (3.2 miles)
- Sonic (2.6 & 3.4 miles)
- Starbucks (3.0 & 4.0 miles)
- Subway (2.6, 2.8, & 4.1 miles)
- Taco Bell (3.4 & 4.8 miles)
- Taco John's (4.0 miles)
- Waffle House (2.8 & 4.8 miles)
- Wendy's (3.2 & 4.8 miles)

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