



Colliers

For Lease

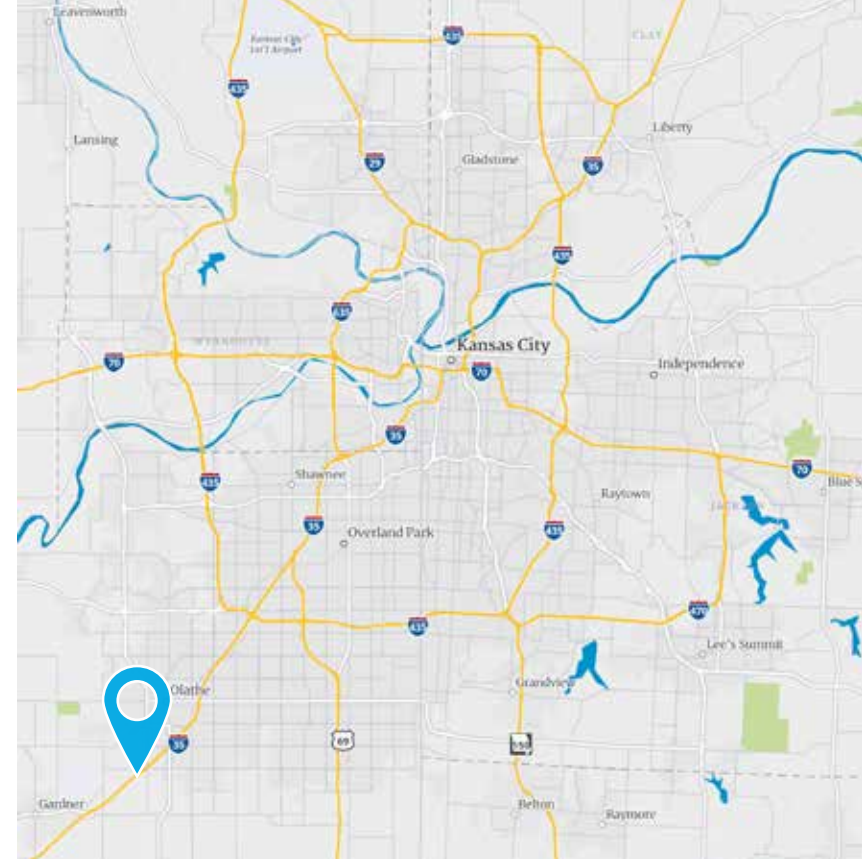
# Lone Elm Commerce Center

Building 3

**Olathe, Kansas**

# Building 3 Specifications

Total Building Size:	134,643 SF
Available Space:	26,198± SF
Land:	8.03± acres
Ceiling Height:	32' clear height
Building Dimensions:	260'x520'
Column Spacing:	50'x52' 60' speed bay
Dock Doors:	16 (expandable to 23)
Dock Equipment:	40,000 lb. mechanical levelers and bumpers provided in base building
Drive-in Doors:	(3) 12'x14' with auto openers
Truck Court:	135' with a 60' concrete pad; 8" thickness
Parking:	166 car parking spaces
Trailer Parking:	41 trailer stalls
Roof:	45 mil TPO
Floor:	7" floor thickness
Fire Suppression:	ESFR with fire pump
Heating:	High efficiency rooftop make-up air units to maintain minimum 50-degree temperature
Lighting:	LED
Windows:	Office storefronts and clerestory windows around the building
Lease Rate:	\$8.50 PSF, NNN
Estimated NNN Expenses:	<ul style="list-style-type: none"><li>• Taxes: \$1.03 PSF (fixed PILOT schedule for 10 years + Special Benefit District)</li><li>• Insurance: \$0.25 PSF</li><li>• CAM: \$0.45 PSF</li></ul>



## Lone Elm Commerce Center Overview

- 228 total acres
- Buildings 1&2: completed (leased)
- Building 3: completed (available)
- Building 4: completed (leased)
- Building 5: completed (leased)
- Multiple build-to-suit options available
- Located at I-35 and W. 167th Street in Olathe, Kansas
- M-2 zoning



# Building 3 Site Plan





# Lone Elm Commerce Center Master Plan







## Lone Elm Commerce Center | For Lease

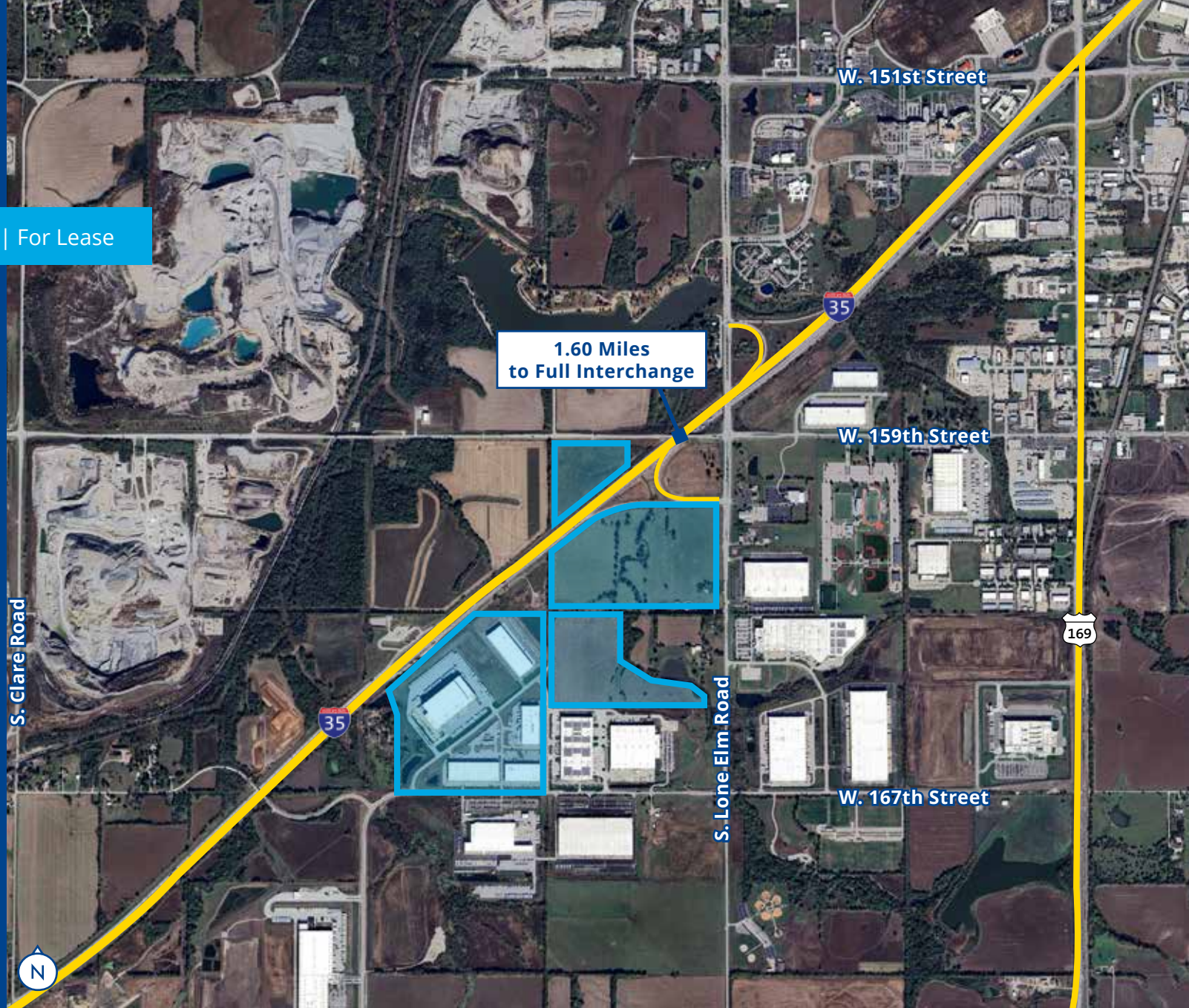
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