

17150
MERCURY ST
GARDNER, KS 66030

1,107,000 SF
FOR SUBLEASE



5 YEAR Sublease Term Remaining
Through January 31, 2030

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PROPERTY OVERVIEW

HIGHLIGHTS

FM Global
Compliant

Speed to Market-
Office and other
tenant improvements
already in place

Landlord-
provided cap
on Real Estate
Taxes

Proximity to
BNSF Intermodal
Facility,
3 miles away

Year Built
2009

Acres
50.54

Zoning
MP-1
*Planned Restricted
Industrial District*

1,107,000
SF Building Area

LOCATION



PROPERTY OVERVIEW

BUILDING SPECS

BUILDING SIZE	1,107,000 SF - Storage 15,350 SF - Main Office and inbound and outbound office 4,300 SF - Auxilary Office
DIMENSIONS	540' x 2,050'
CONSTRUCTION	Pre-cast concrete structure
COLUMNS	55'6" wide x 52'6" deep, 60' speed bay
CLEAR HEIGHT	32'-36'
SPRINKLERS	ESFR (heads: 52 PSI & 250 GPM)
DEMISING WALL	10' wide openings (2) w/ 3-hour rated demising wall (separating 1/3 of building)
DOCK DOORS / DRIVE-INS	106 dock doors (9' x 10', equipped w/ mechanical pit levelers, dock lights, dock locks and weather seals); 3 drive-in doors (2 - 16' x 20') (1 - 10' x 20')
ELECTRICAL POWER	4,600 Amps -280/477 Volt 3ph & 1ph with 66.5 Kw emergency diesel generator
OTHER	2 fork lift charging stations
ROOF	TPO (white single-ply 45 Mil - R-15 insul)

SITE SPECS

LAND	50.54 acres
ZONING	MP-1 Planned restricted industrial district
YEAR BUILT	2009
PARKING LOT	300 striped auto spaces
TRAILER PARKING	300 trailer stalls
OTHER STRUCTURES	Guard house
FENCING	Security fenced premises (8' aluminum tube fencing - automatic gated)
ELECTRIC PROVIDER	City of Gardner
GAS PROVIDER	Atmos Energy
SEWER	Johnson County Wastewater
WATER	Johnson Rural Water District 7



FRONT EXTERIOR

Provided Upon Request

Gross Rental Rate

Provided Upon Request

2022 OpEx

7/1/2023

Availability Date

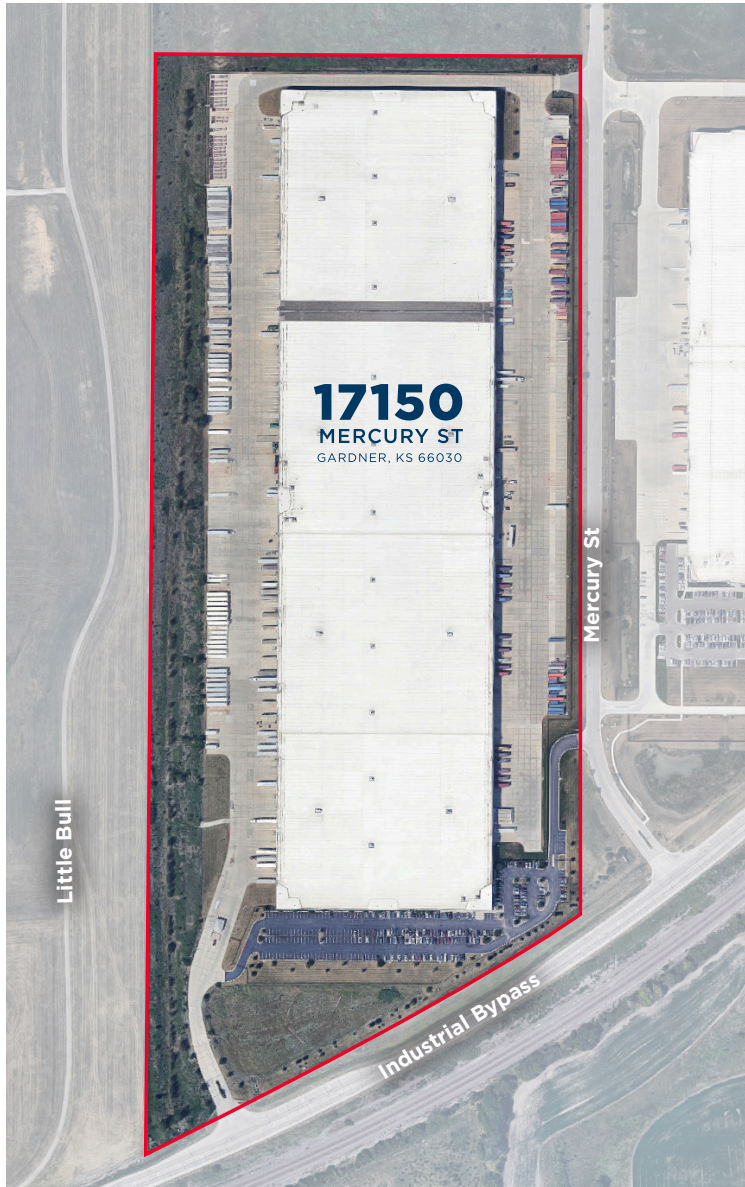


INSIDE BAYS

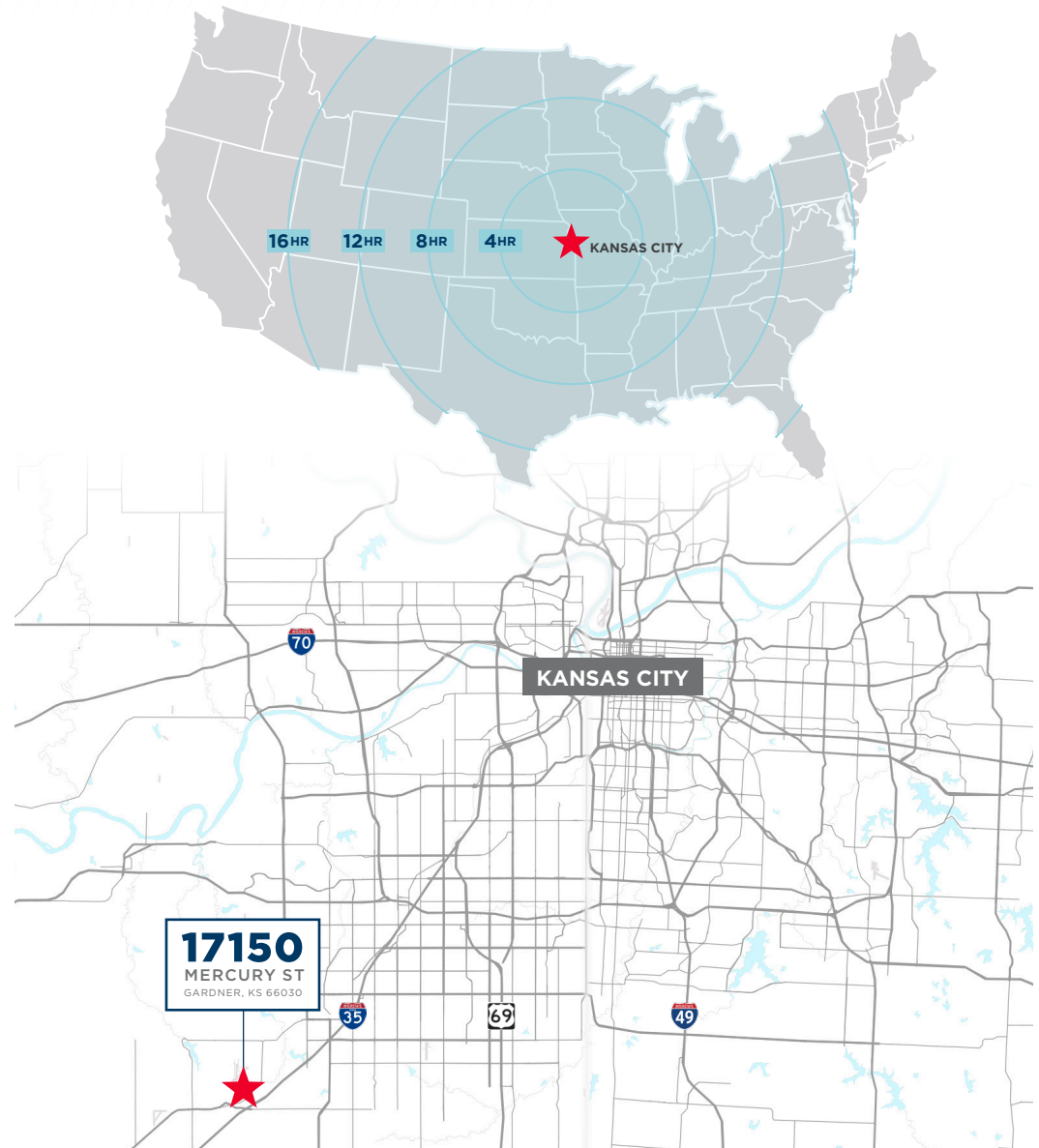


STORAGE AREA

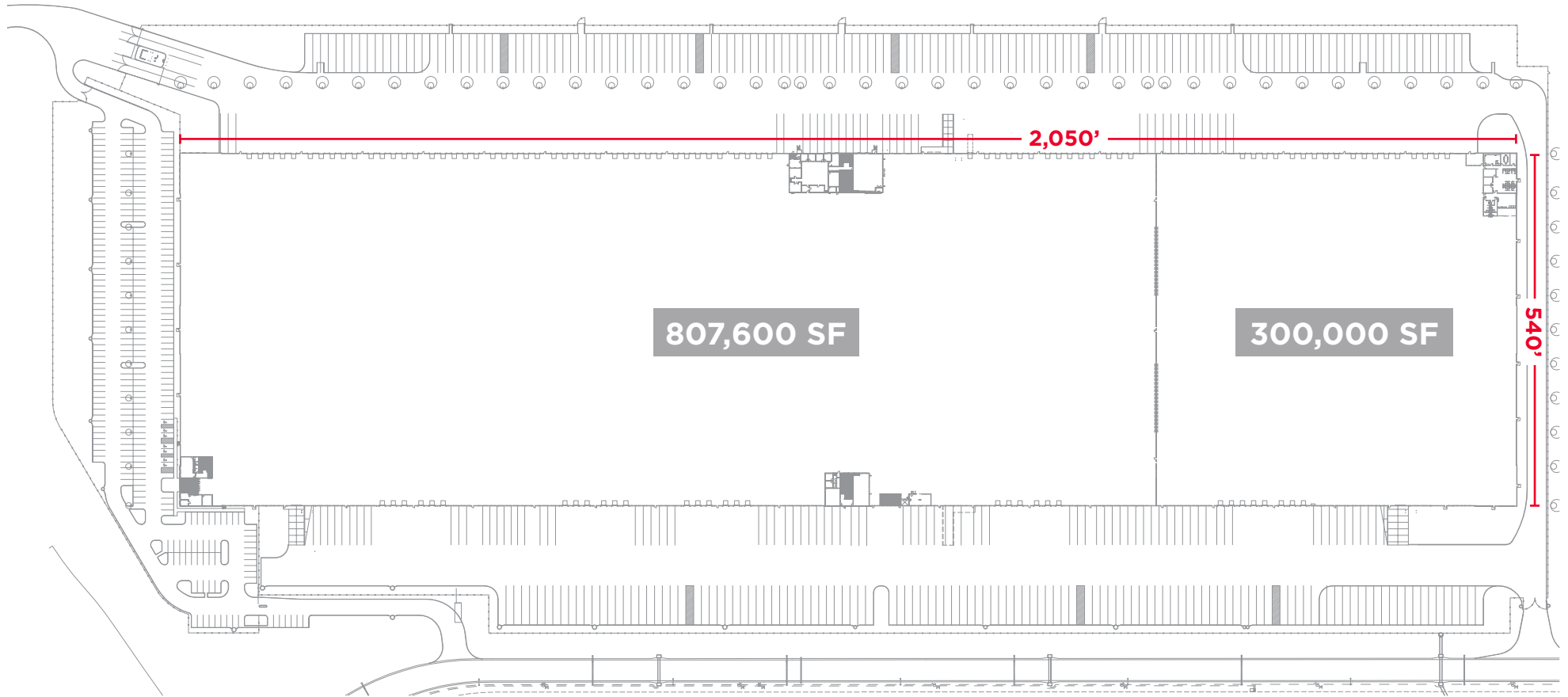
SITE PLAN & LOCATION



NATIONAL DRIVE TIMES



FLOOR PLAN



807,600 SF

300,000 SF

2,050'

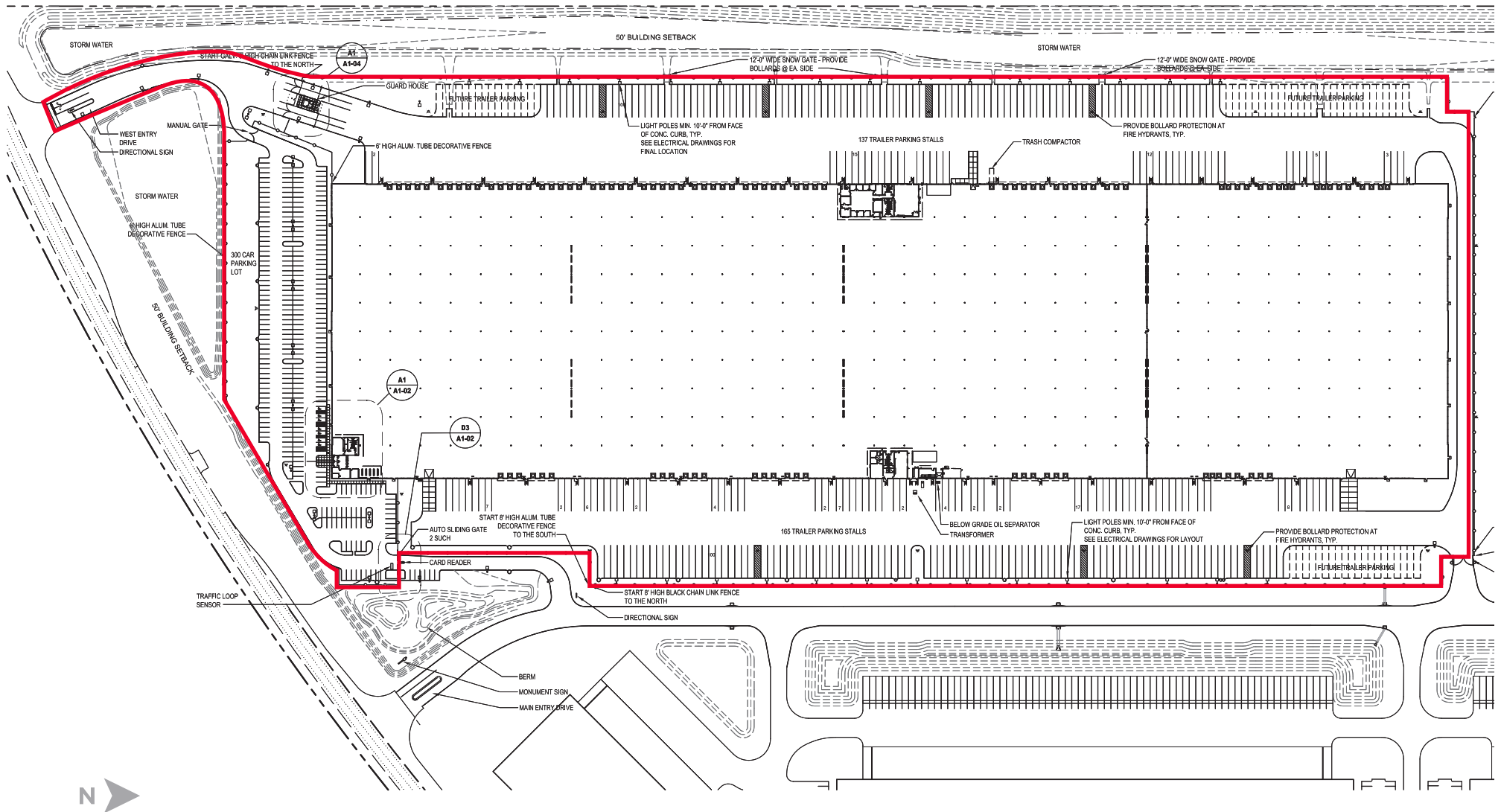
540'

COLUMN SPACING: 55'6" long (east/west); 52'6" deep (north/south)



SITE PLAN

COLUMN SPACING: 55'6" long (east/west); 52'6" deep (north/south)



INTERIOR PHOTOS



MAIN CONFERENCE ROOM



STORAGE AREA



EMPLOYEE ENTRANCE



TRUCK BAYS

EXTERIOR PHOTOS

