

Lenexa Logistics Centre - E4

16000-16200 West 116th Street, Lenexa, Kansas 66219

For Lease



Excellent Location

- 606,580 SF bulk cross-dock facility
- Tilt-wall construction; energy efficient reflective glass
- 36' clear height
- Cross-dock loading; 60 - 9'x10' docks with 45,000# mechanical levelers, dock seals, and dock light with receptacles, up to 24 additional block outs and 4 - 14'x16' drive-in doors motor operated at the 4 corners.
- Up to 464 car parking
- Up to 111 trailer parking on east side and at block-outs
- Immediate access to I-35, I-435 and Highway 10
- LED lighting, and clerestory windows
- ESFR sprinkler system
- Real estate tax abatement PILOT schedule for 10 years!

For more information:

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Building Specifications

Construction:	Concrete Tilt-Up Panels – Interior panels will have a broom finish and remain unpainted.
Building Size:	606,580 SF (1,035.5' x 580.4') on 31.005 ± acres of land
Columns Spacing:	54.5' x 65' at speed bays and 54.5' x 50' at storage bays
Clear Height:	36' with "top-hat" style roof that peaks in the middle of the building.
Floors:	7" thick, un-reinforced 4,000 psi concrete on a 4" compacted AB-3 granular base with a 15-MIL vapor retarder under the entire building floor slab. Typical floor flatness FF 35 minimum and floor levelness of FL 30 minimum.
Fire Sprinkler:	A hydraulically calculated E.S.F.R fire protection system designed in accordance with NFPA 13 with a design based on a flow test of 77 psi static, 70 psi residual, flowing at 1,353 gpm. A fire pump system has been included. The wet pipe system is designed for E.S.F.R protection of Class I – IV commodities stored to a maximum storage height of 40' and a maximum deck height of 45'. Twenty-six (26) hose valves are located throughout the building. Without knowing quantities and product stored there is no allowance calculated for storage above NFPA class IV commodity.
Warehouse HVAC:	The warehouse is heated with four (4) gas-fired make-up air units with design criteria of 50 degrees F at 0 degrees F outside.
Lighting:	Warehouse illuminated by LED F-BAY light fixtures with motion sensors for an average of 25FC a 3' A.F.F.throughout the warehouse. Exterior LED wall packs and pole lights around the building and trailer/truck parking/automobile parking areas.
Roofing:	45 mil TPO mechanically fastened roof system with R-20 insulation

Building Specifications

Electric Service:

A 3,000 A277/480V electrical service to service the building. It is located near the center of the west elevation. One (1) 200-amp 277/480-volt sub-panel is included for the house service as well as one (1) fifty-amp 120/208-volt sub-panel. On-site transformer is a 15 kva 480-120/208-volt transformer.

Internet and Voice Access

This is a prime corridor as Renner Boulevard has fiber in the street that connects to the sonet ring for the entire KC metro area. The copper provider is AT&T, while other fiber providers are: AT&T, T-Mobile, TW Telcom, Zayo Fiber, and Spectrum. Most providers can provide service to this building/park, as there is "Dark Fiber" in the street as well. Cable is provided by Spectrum.

Loading:

- Sixty (60) 9'x10' dock doors with pit levelers
- Up to twenty-four (24) block-outs for future docks
- All dock-high doors will be insulated, vision panels and exterior numbers
- Exterior lighting on building and poles in loading and parking areas
- All existing dock pits are equipped with 45,000 pound mechanical dock levelers, dock seals, and dock lights with receptacles
- 4- 14'x16' drive-in doors motor operated at the 4 corners.

Truck Court:

West side is 135' without trailer parking
East side is 135' up to 190' with trailer parking empty

Parking:

Up to 464- car parking and up to 95 trailer parking (71 dedicated trailer spots on north east side plus up to 24 more along building at block-outs)

Zoning:

BP-2 Planned Manufacturing

Utilities:

Natural Gas: Atmos Energy
Water: WaterOne
Electricity: Evergy
Sewer: Johnson County Wastewater

Net Charges: (2023 Estimates)

CAM: \$0.41
INS: \$0.12
RE TAXES*: \$0.56
Total: \$1.09

*Real Estate taxes are estimated based upon 1) Fixed PILOT payments per a negotiated abatement agreement with the City of Lenexa; 2) Other tax levies and specials that are not eligible for abatement; and 3) the estimated maximum Special Benefit District (SBD) payment(s) assessed against the property.

Building Specifications

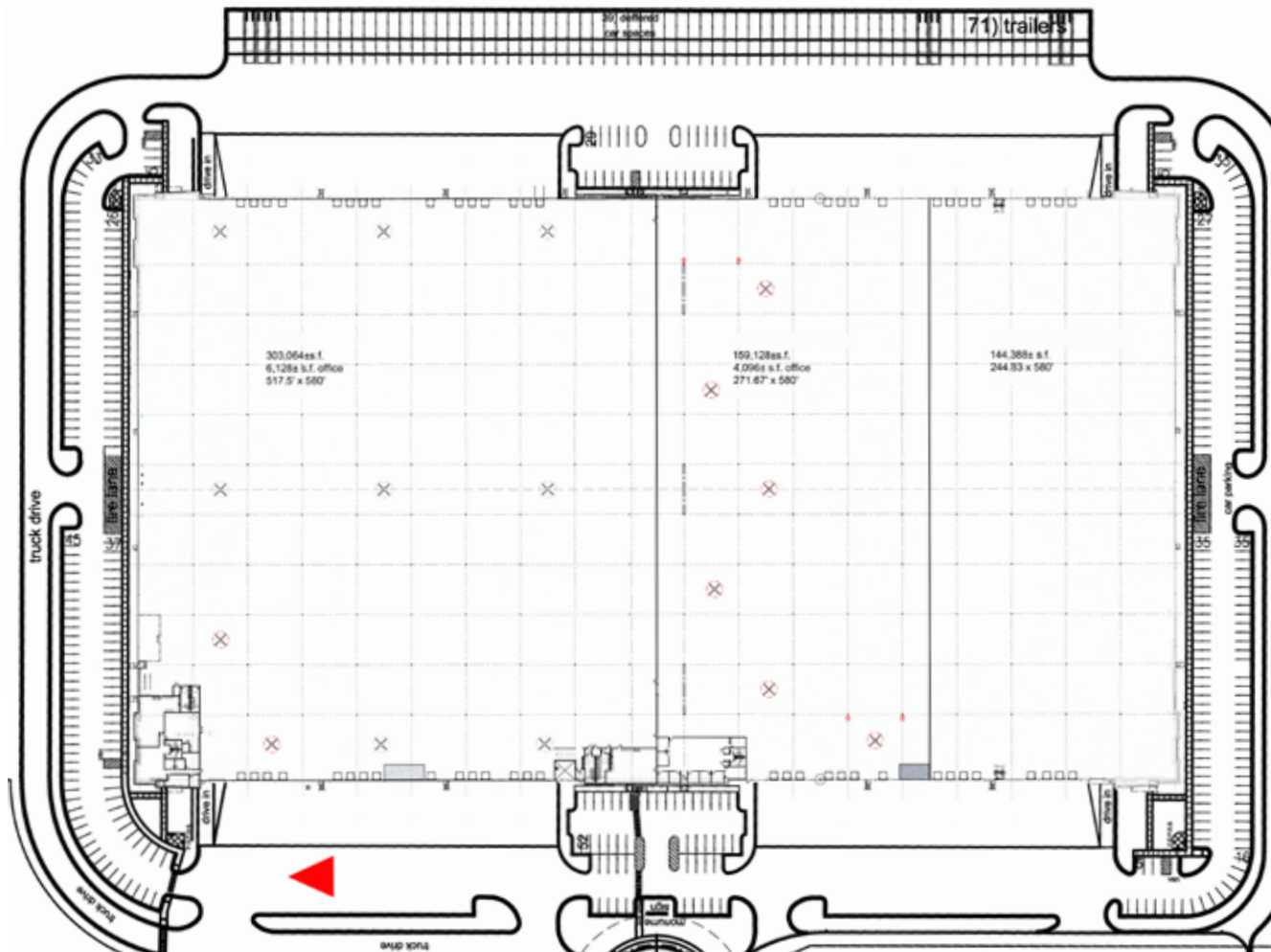
*RE Taxes:	*10-Year Real Estate PILOT payment and includes Special Benefit District (SBD) payment and all other special assessments. Full schedule available upon request.
Signage	Standard building signage available per exhibit and possible monument signage available.
Note:	Interchange improvements at I-35 and 119th Street are planned to help ease congestion. The overpass will become a diverging diamond, allowing for traffic flow and safety enhancements. Travel lanes will also be added on 119th Street and turn lanes will be added to I-35 exit ramps.

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Floor Plan / Site Plan



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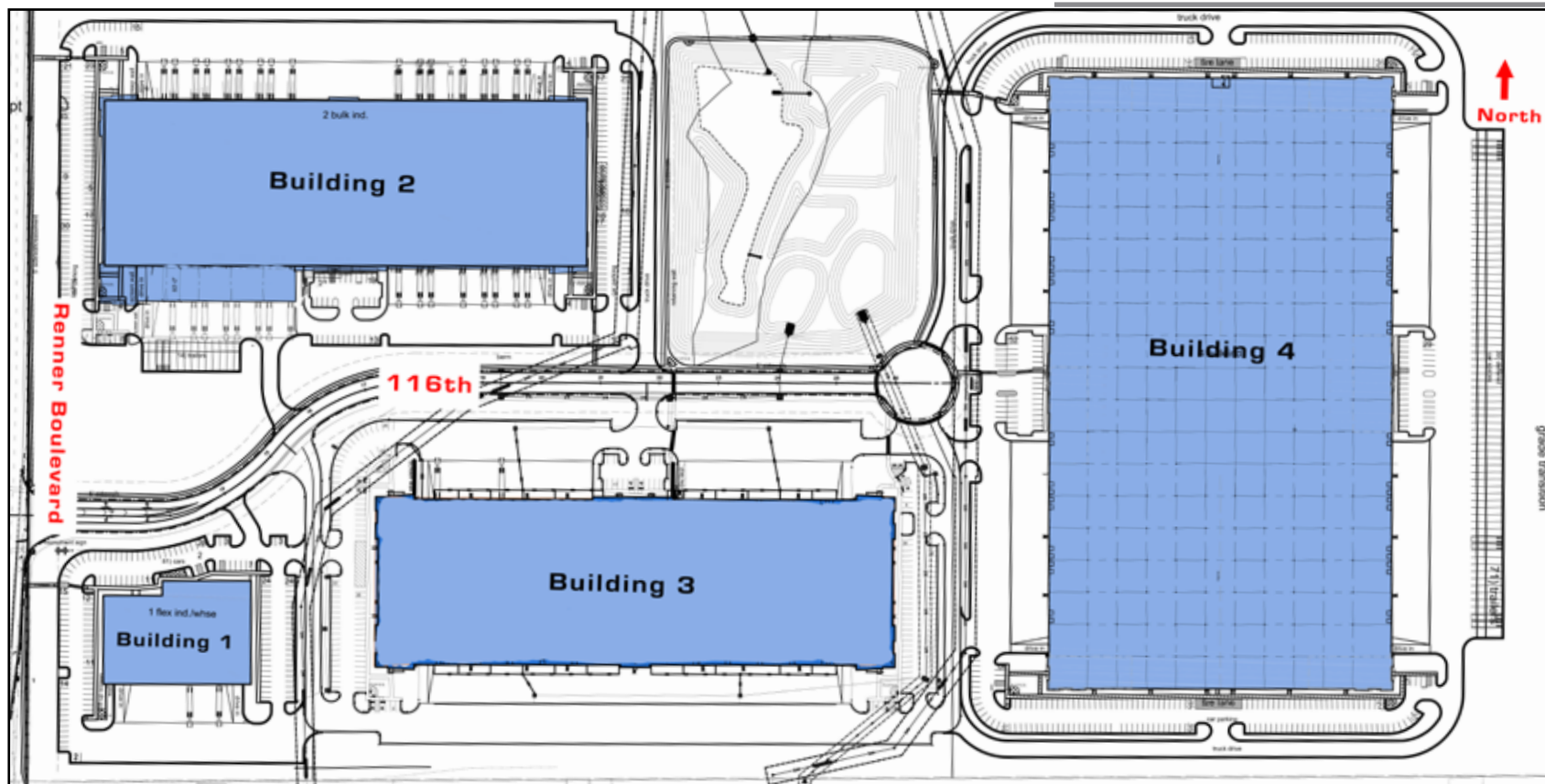
BLOCK
REAL ESTATE SERVICES, LLC

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LLC East – Site Plan



1. Flex Industrial/Warehouse	41,765 SF, 250'x150-175', Single Tenant - Construction BTS/TBS-Land for Sale
2. Bulk Industrial	274,031 SF, 817.5'x365', 32' clear, 28 dock doors, 4 drive-ins, 28 block-outs, Multi-tenant under construction.
3. Bulk Industrial	249,150 SF, 872'x280', 32' clear, 26 dock doors, 4 drive-ins, 34 block-outs, Multi-tenant
4. Bulk Industrial	606,580 SF, 1035.5'x480', 36' clear, 48 dock doors, 4 drive-ins, 40 block-outs, Multi-tenant

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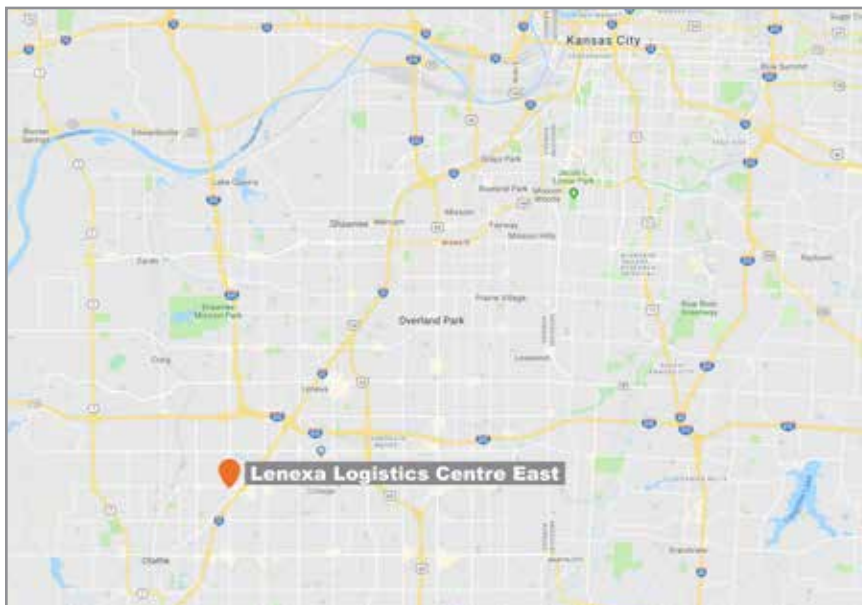
Highway Access / Nearby Interchanges



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