



SCANNELL
PROPERTIES



Industrial Space For Lease or Build-to-Suit

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COMPASS **70** -
LOGISTICS

I-70 and 110th Street | Bonner Springs, KS





Compass 70 Logistics

I-70 and 110th Street | Bonner Springs, Kansas

Building 1: 806,250± SF (Lot Sold/Proposed Building)

Building 2: 283,215± SF Build-to-Suit (Completed - Occupied)

Building 3: 243,984± SF Spec (Completed - Available)

Building 4: 243,984± SF (Future)

Building 5: 596,900± SF (Future)

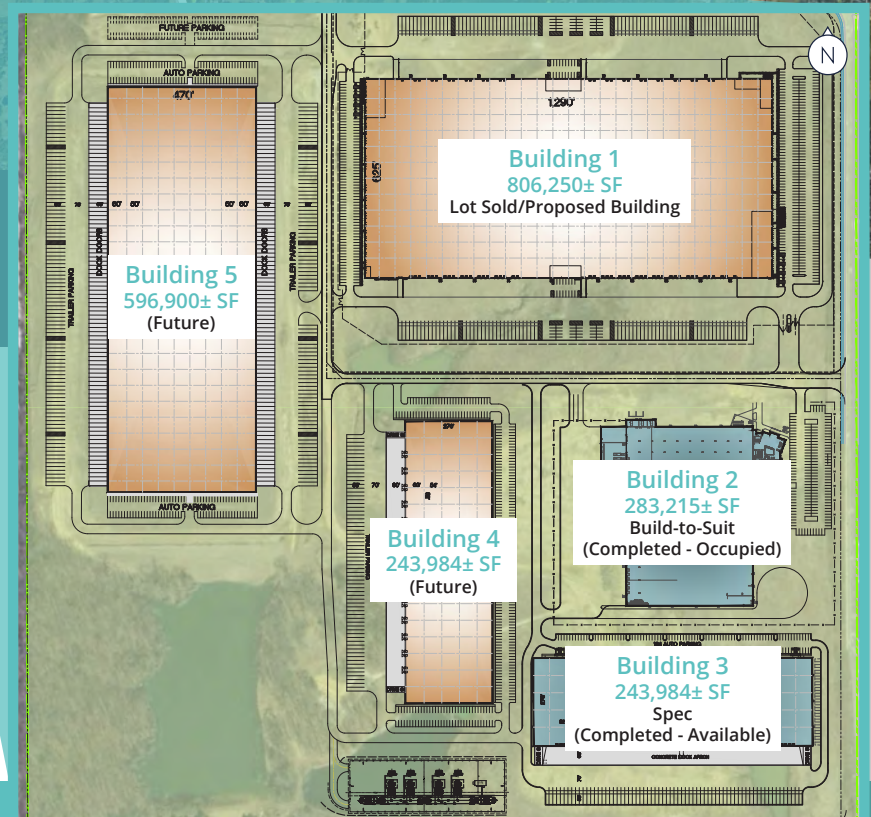
Excellent access to I-70 via full interchange at 110th Street

Abundant retail amenities in close proximity to The Legends

10-year property tax abatement

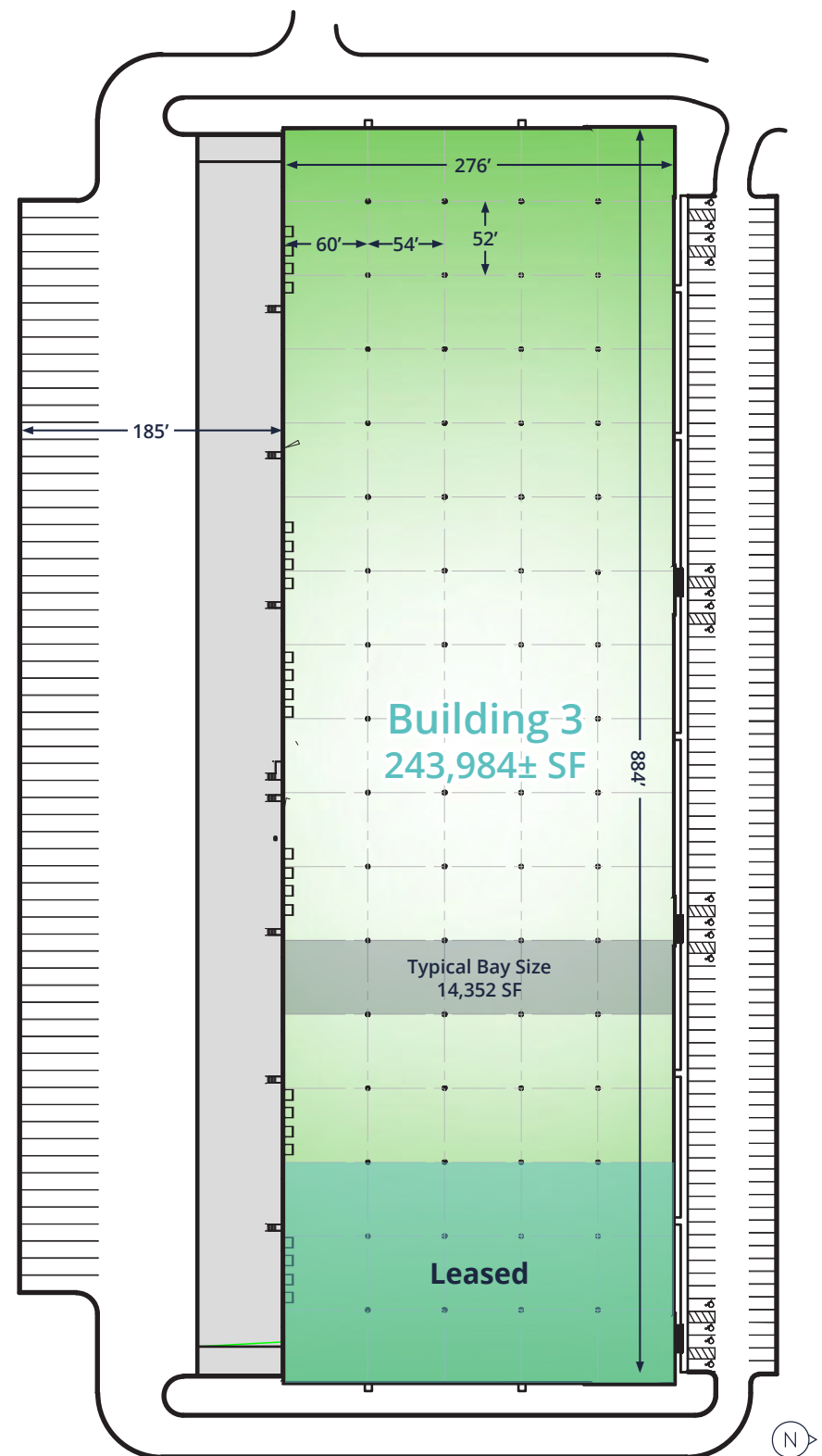
Strong labor demographics

110th Street & Riverview Avenue interchange expanded to 4 lanes, full access



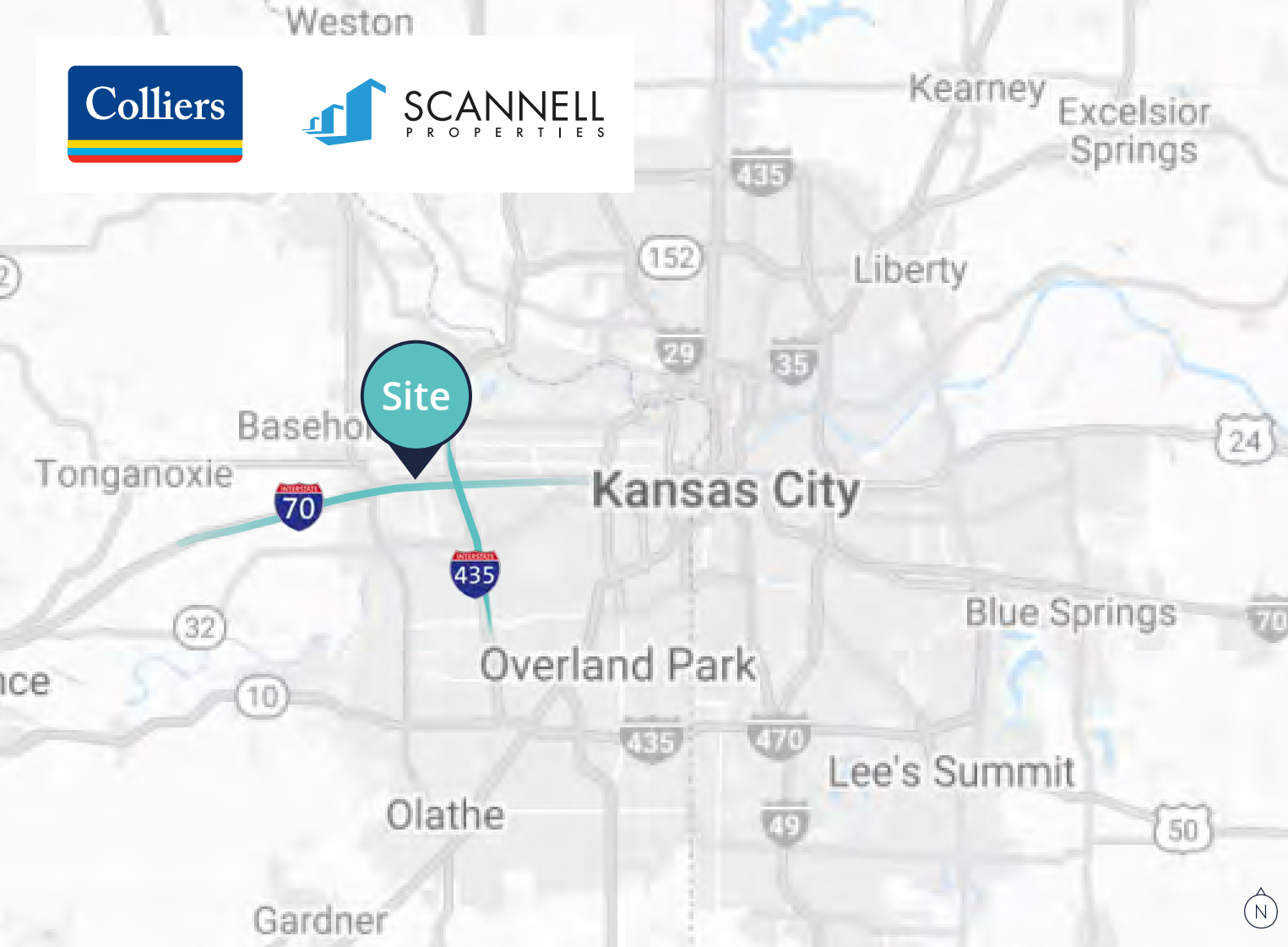
Compass 70 Logistics Building 3

Location	I-70 and 110th Street, Bonner Springs, KS
Site Acreage	13.54± acres
Total Building Size	243,984± SF
Available Space	200,850 SF (divisible to 43,000± SF)
Building Dimensions	884'x276', rear-loaded
Structural Bay Size	Speed bays - 60'x52' Interior bays - 54'x52'
Clear Height	36' clear to bottom of structure at first interior column
Light Duty Pavement	5" asphalt pavement (2" surface, 3" binder) over 6" aggregate base
Heavy Duty Pavement	8" asphalt pavement (2" surface, 6" binder) over 6" aggregate base
Concrete Pavement	7" concrete pavement over 4" aggregate base
Truck Court	185' deep - 60' concrete apron, 70' asphalt driveway, 55' trailer parking
Car Parking	187 car parking stalls
Trailer Parking	64 trailer parking stalls
Concrete Dolly Pads (15')	8" asphalt pavement (2" surface, 6" binder) over 6" aggregate base
Glass & Glazing	Four storefront entrances Sixteen 4'-0"x9'-0" clerestory windows along rear wall
Loading	Twenty four 9'x10' manual vertical lift, sectional, 24 gauge standard grade. Two 14'x16' automatic drive-in doors with vision windows
Dock Equipment (24)	40,000 lb. mechanical levelers, dock seals, bumpers, LED dock light, one quad receptacle per two docks, prefinished 4'-0" tall, 3/8" Z-Guards (two per door) at each dock door
Fire Protection	ESFR <ul style="list-style-type: none"> Sanitary sewer located along the length of the front wall with extensions to the loading dock wall at the center and ends of the building
Plumbing	<ul style="list-style-type: none"> Water main along the length of the front wall with extensions to the loading dock wall at the center
HVAC	80/20 make up air units to maintain minimum 50° F throughout the warehouse at 0° F outside air temperature
Electrical Service	One 3,000 amp, 277/480-volt, 3-phase
Warehouse Lighting	LED high bay light fixtures at 30 FC at 3' A.F.F.
Site Lighting	Building LED wall packs and pole mounted LED site lighting
Lease Rate	TBD
Estimated OPEX	<ul style="list-style-type: none"> Taxes: \$0.63/SF (Fixed PILOT for 10 years) Insurance: \$0.19/SF CAM: \$0.56/SF





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COMPASS 70 LOGISTICS

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