



Industrial Space For Lease or Build-to-Suit

#### Contact

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**SCANNELL**  
PROPERTIES



**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)

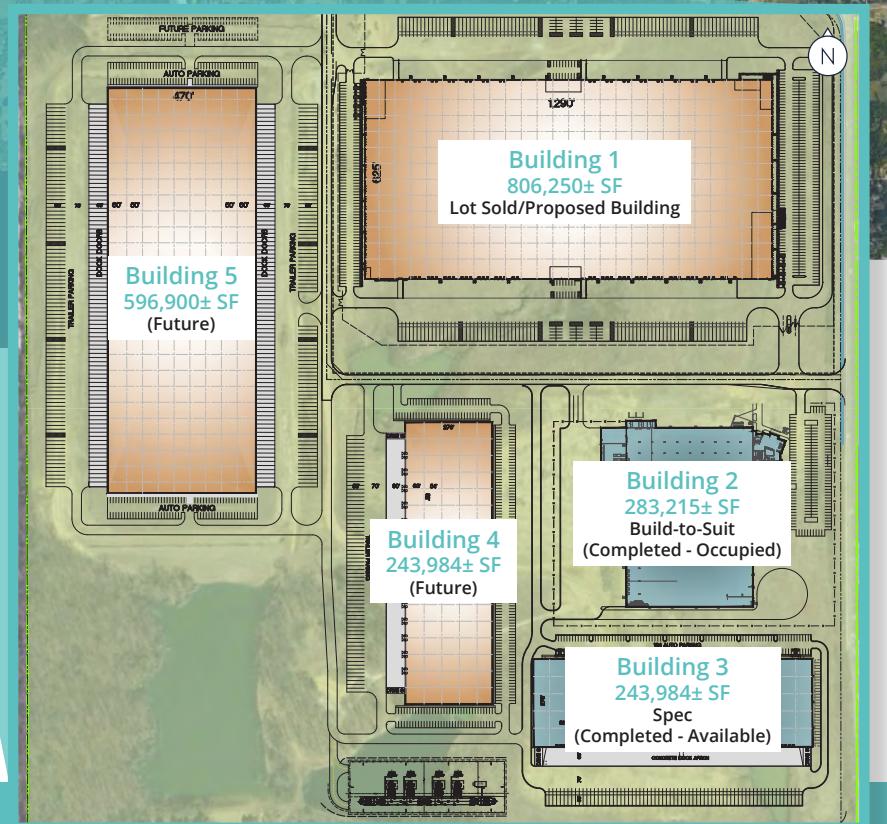
Excellent access to I-70 via full interchange at 110th Street

Abundant retail amenities in close proximity to The Legends

10-year property tax abatement

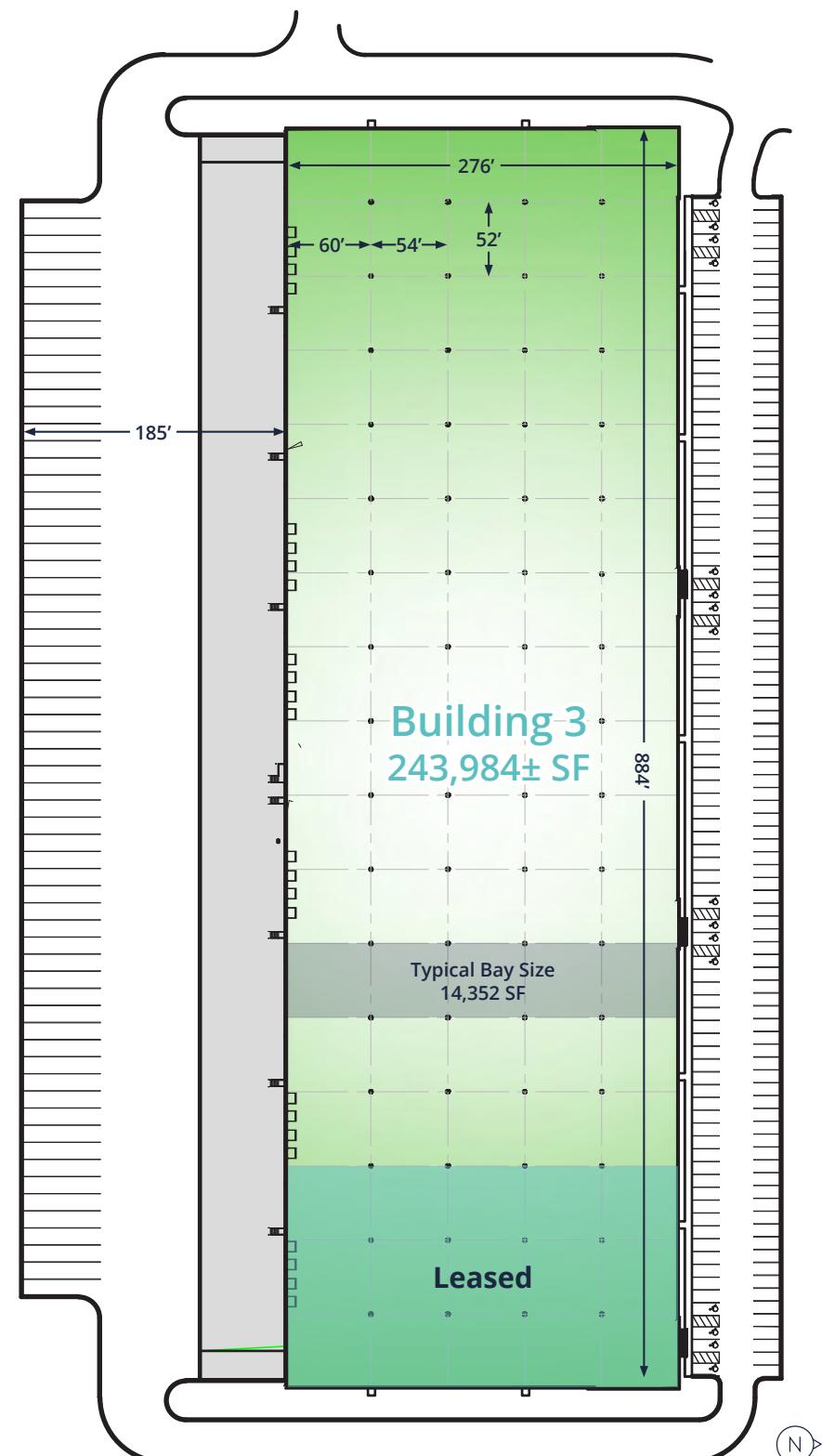
Strong labor demographics

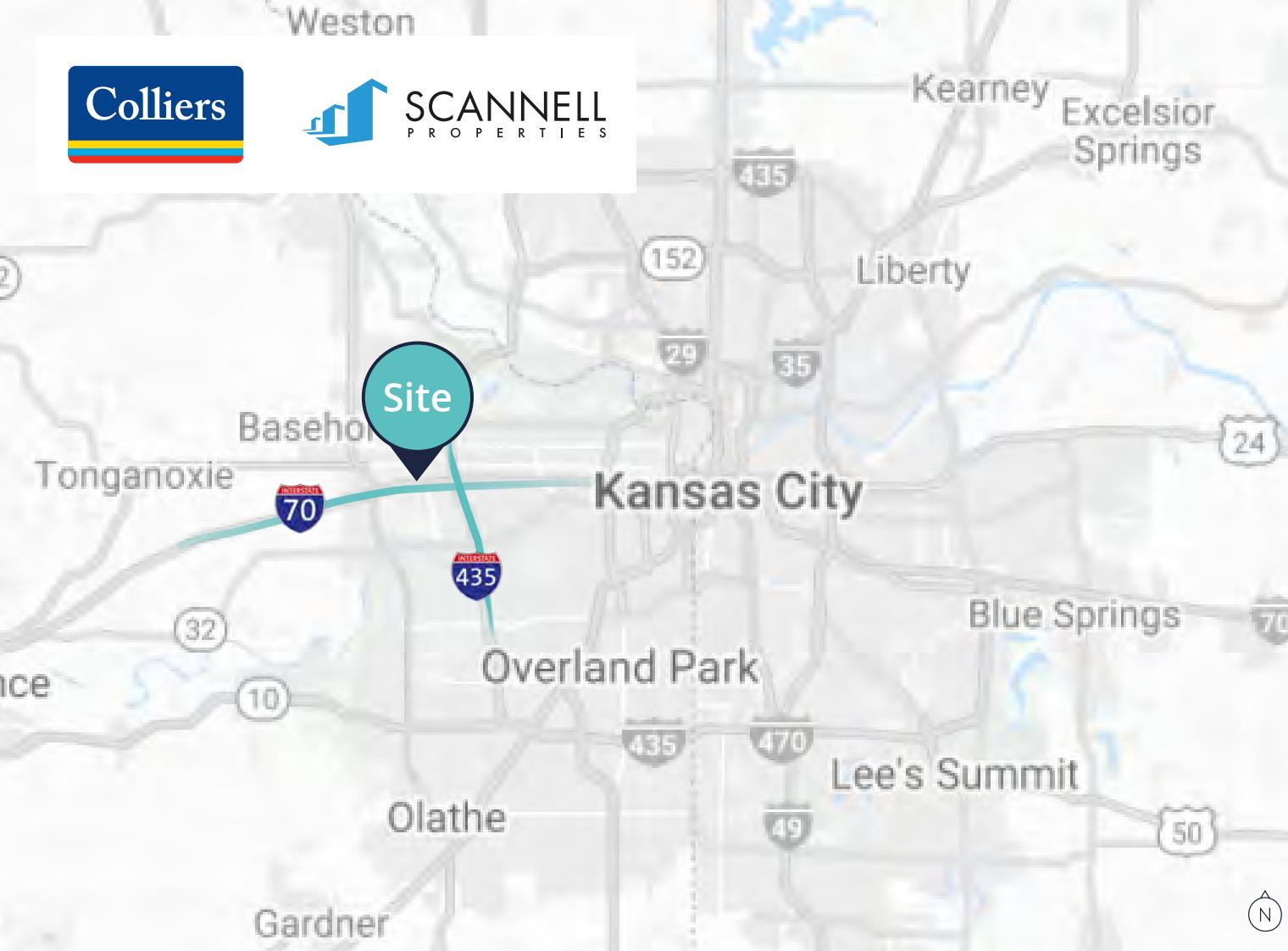
110th Street & Riverview Avenue interchange expanded to 4 lanes, full access



# Compass 70 Logistics Building 3

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





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