



Class A Johnson County Industrial

1,006,880 SF Proposed

175th and Highway 169, Olathe, KS



FRONTIER TRAILS
LOGISTICS



1,006,880

SQUARE FEET



70.49

ACRES



40'

CLEAR HEIGHT



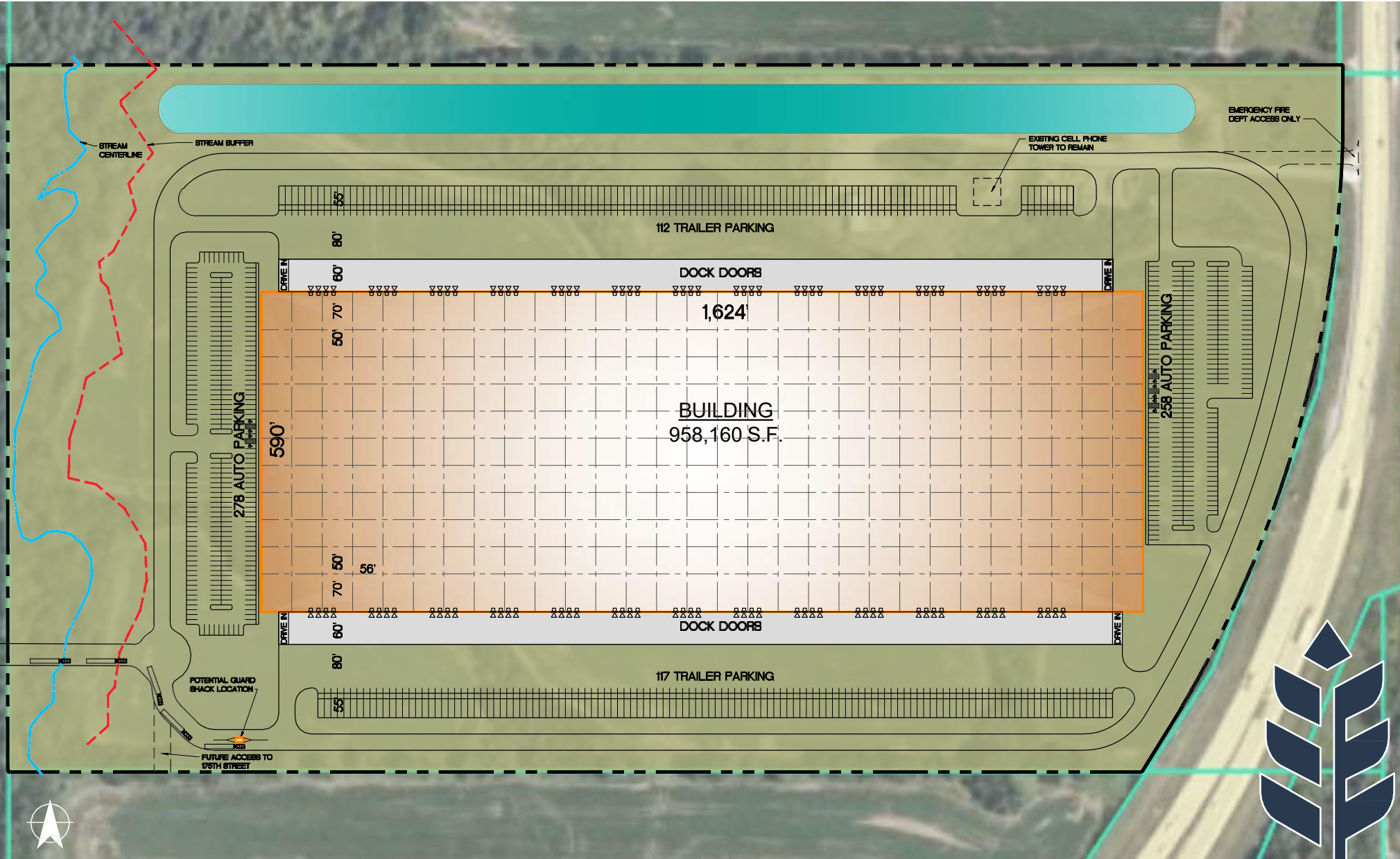
536/229

AUTO/TRAILER STALLS

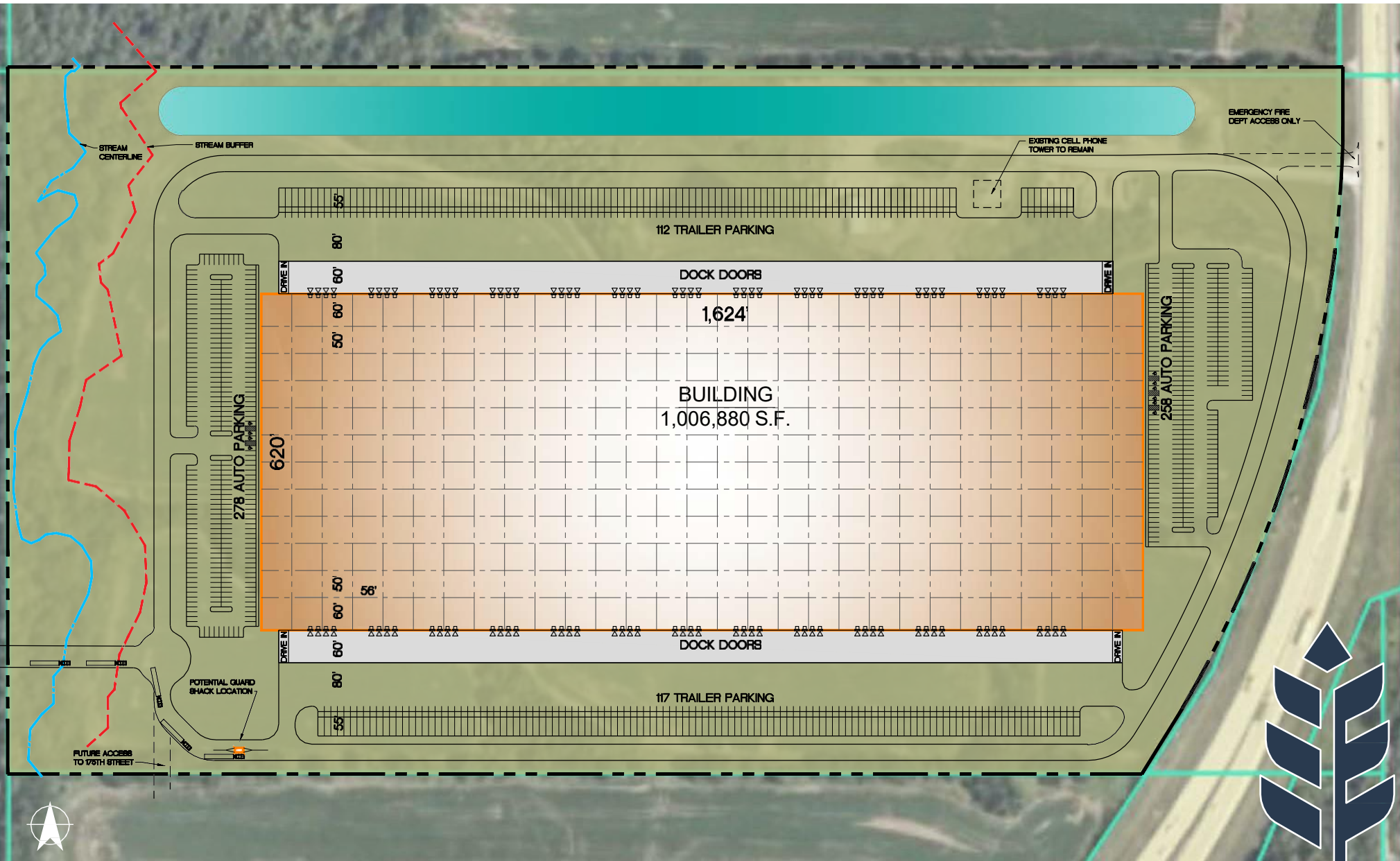
BUILDING SPECIFICATIONS

Building Size	958,160 (590' Depth) - 1,006,880 (620' Depth) SF
Availability	330,400 - 1,006,880 SF Proposed
Dimensions	590' - 620' Building Depth
Office Space	BTS
Construction	Concrete Tilt Wall
Clear Height	40' Minimum
Floor	7" Unreinforced
Bay Spacing	56' Width X 50' Depth Typical, 60'-70' Speed Bays
Fire Protection	ESFR
Loading	1/10,000 SF DH (expandable), Four (4) DI
Truck Court	140' Depth with 60' Concrete Apron
Electric Service	4,000 Amp 480/277 Volt 3 Phase
Lighting	LED 25 Average FC 36" Above Finished Floor With Open Layout
Heat	Gas Fired Make Up Air Units, 50 Degrees @ 0 Degree Exterior Temperature
Parking	536 Auto Stalls & 229 Trailer Stalls
Zoning	M2 Industrial
Delivery	Call Broker
Base Rent	TBD
Taxes	TBD
Insurance	TBD
CAM	TBD

SITE PLAN A



SITE PLAN B



INTERNATIONALLY CONNECTED HUB

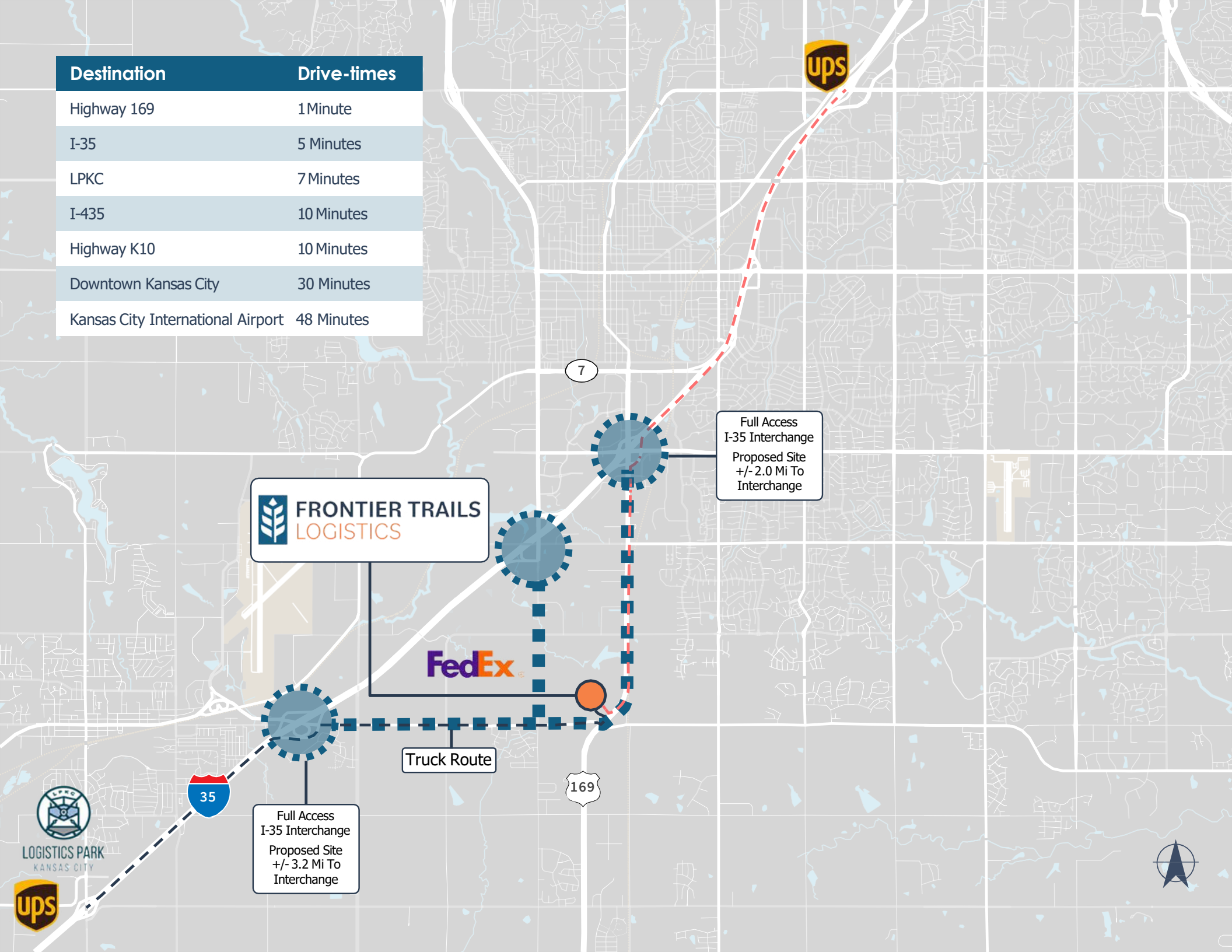
Kansas City operates as an internationally connected hub, ranking among the nation's top supply chain and logistics centers. The city's strategic positioning allows ecommerce companies to deliver to 85% of the United States within a two-day window, establishing it as an outstanding location for distributioncentered operations.

MAJOR FREIGHT DISTRIBUTION MARKETS WITHIN 12 HOURS:

Omaha	Louisville
St. Louis	Indianapolis
Oklahoma City	Chicago
Dallas	Milwaukee
Memphis	Minneapolis
Nashville	Denver



Destination	Drive-times
Highway 169	1 Minute
I-35	5 Minutes
LPKC	7 Minutes
I-435	10 Minutes
Highway K10	10 Minutes
Downtown Kansas City	30 Minutes
Kansas City International Airport	48 Minutes



 **FRONTIER TRAILS**
LOGISTICS

FedEx

Truck Route

Full Access
I-35 Interchange
Proposed Site
+/- 2.0 Mi To
Interchange

Full Access
I-35 Interchange
Proposed Site
+/- 3.2 Mi To
Interchange


LOGISTICS PARK
KANSAS CITY



CORPORATE NEIGHBORS



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