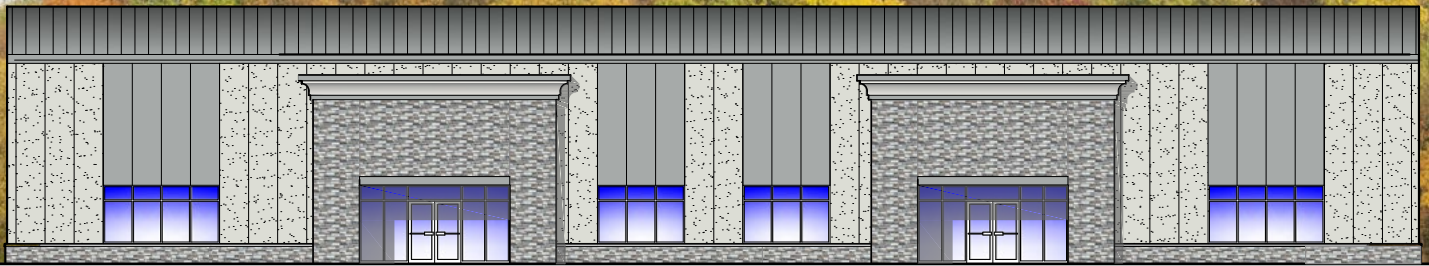


# SHAWNEE INDUSTRIAL PARK

## Built-To-Suit Industrial/Flex

### For Sale or Lease

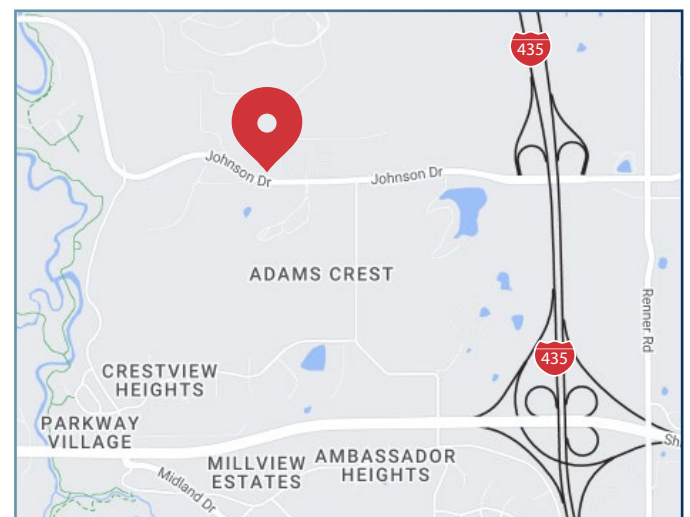
18740 Johnson Drive  
Shawnee, Kansas



**Shawnee Industrial Park** is located on a prime infill lot in Shawnee and developed for users desiring an upscale flex/industrial presence. 10,000 to 20,000 square foot options are available with large drive-in doors and potential lay-down yard area.

#### PROPERTY FEATURES:

- Warm Shell - Ready for Tenant Finish
- State-of-the art light-industrial flex building
- Excellent freeway access
- Attractive exterior and landscaping
- 12'x14' Overhead doors and potential lay-down yard
- Offices build-to-suit
- Less than 1-mile from I-435 and Johnson Drive



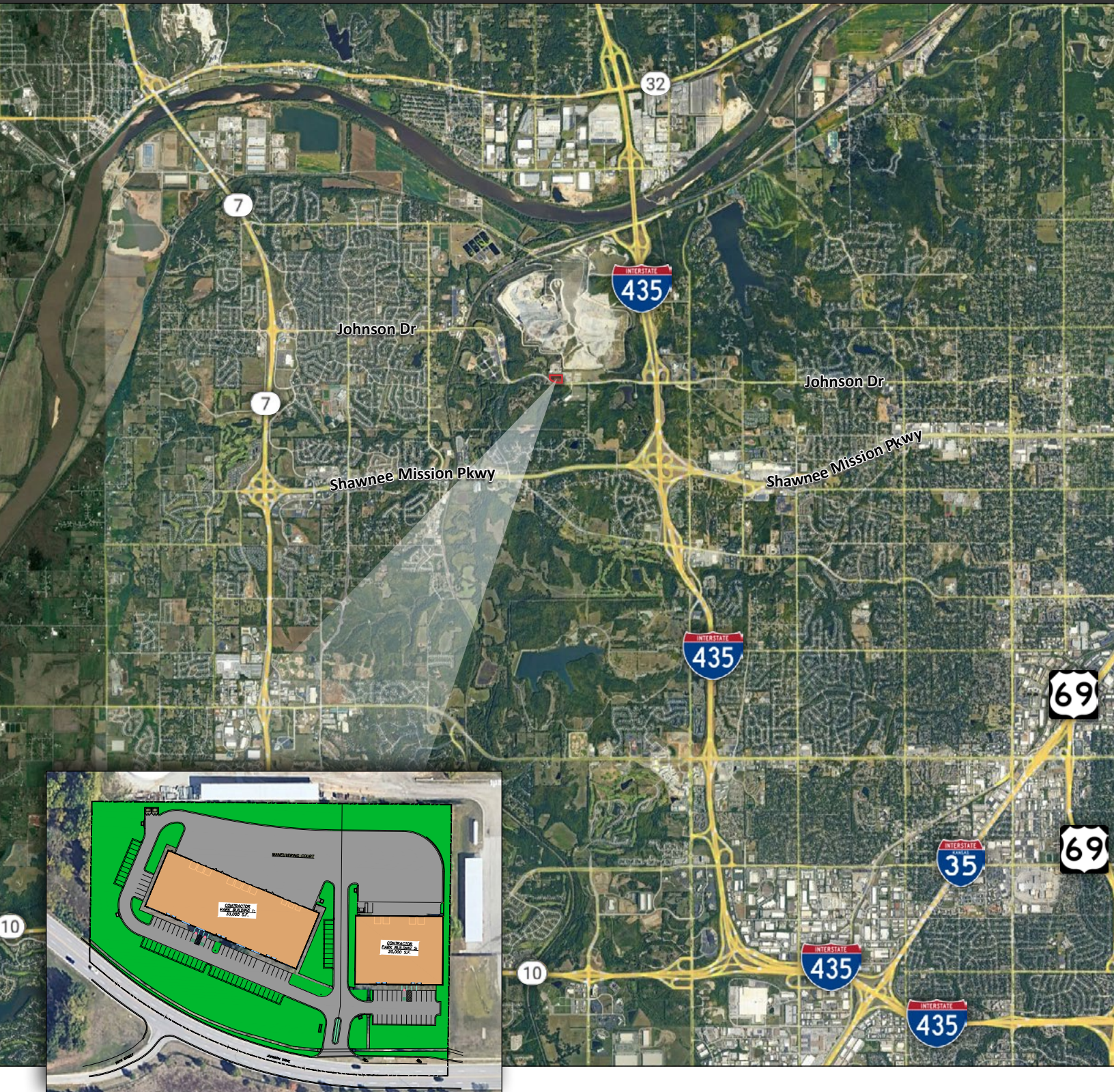


# SHAWNEE INDUSTRIAL PARK

Built-To-Suit Industrial/Flex

Shawnee, KS

SITE AERIAL





# SHAWNEE INDUSTRIAL PARK

Built-To-Suit Industrial/Flex

Shawnee, KS

PROPOSED SITE PLAN

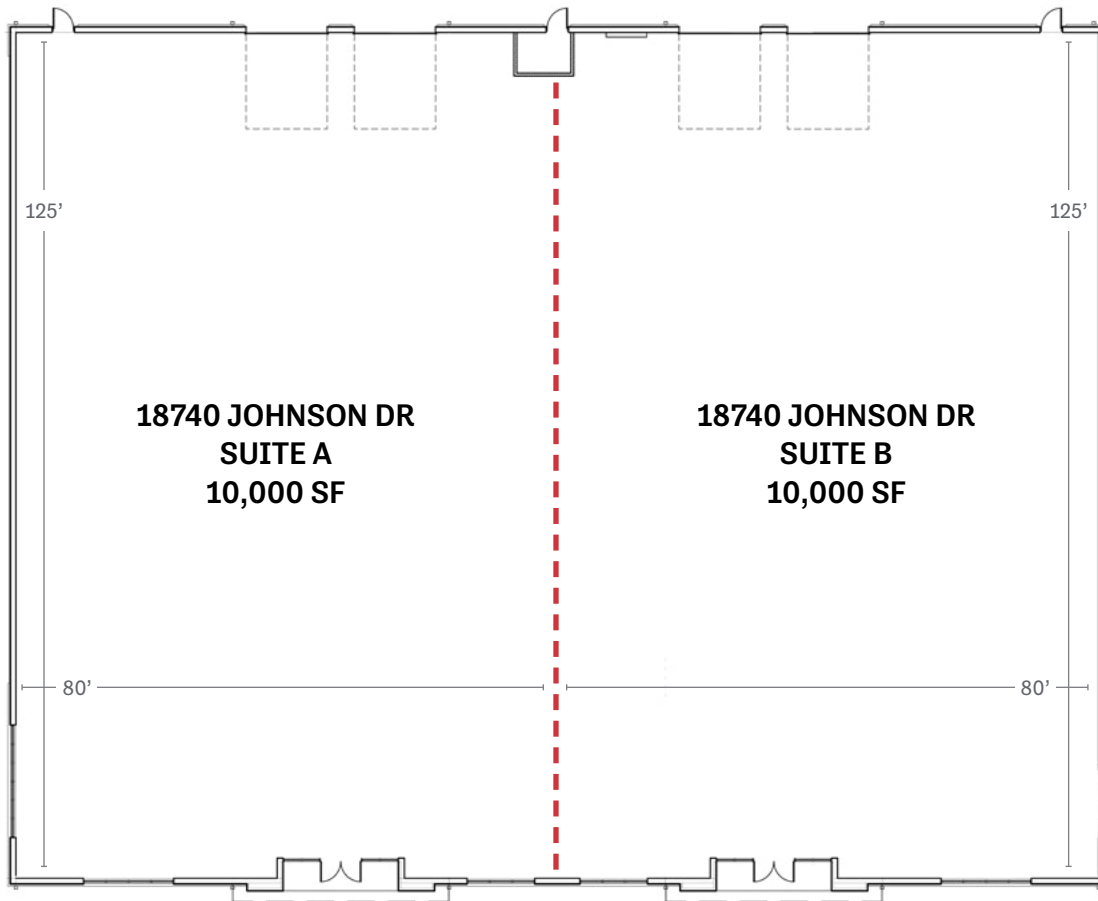


# SHAWNEE INDUSTRIAL PARK

Built-To-Suit Industrial/Flex

Shawnee, KS

PROPOSED FLOOR PLAN



## BUILDING & LEASE INFO

Available Space: ±10,000 - 20,000 SF

HVAC: Warehouse Gas Unit Heaters,  
Office HVAC Built-To-Suit

Lease Rate/Sale Price: Negotiable

Lighting: Built-To-Suit, Clerestory Windows

Lot Size: 89,664 SF (2.06 Acres)

Electric Service: Two (2) 200-amp 3-phase  
120/208V Panels, 100A House Panel

Year Built: Build To Suit

Floor Thickness: 6" Reinforced Concrete

Column Spacing: Clear Span

Clear Height: 22' - 24'

Loading: Four (4) 12'x14' Overhead Doors,  
Electric Openers

Net Charges: \$2.40/SF (Estimated)

Sprinkler Type: Wet

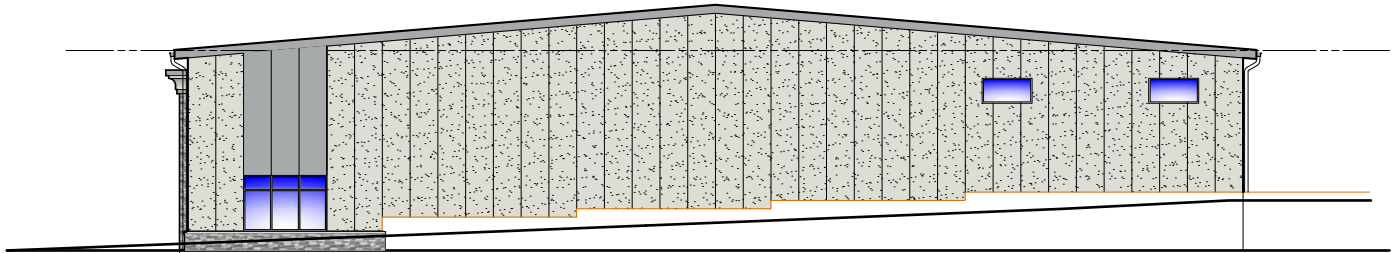
Parking: 30 Striped Spots (1.5/1,000 SF)

# SHAWNEE INDUSTRIAL PARK

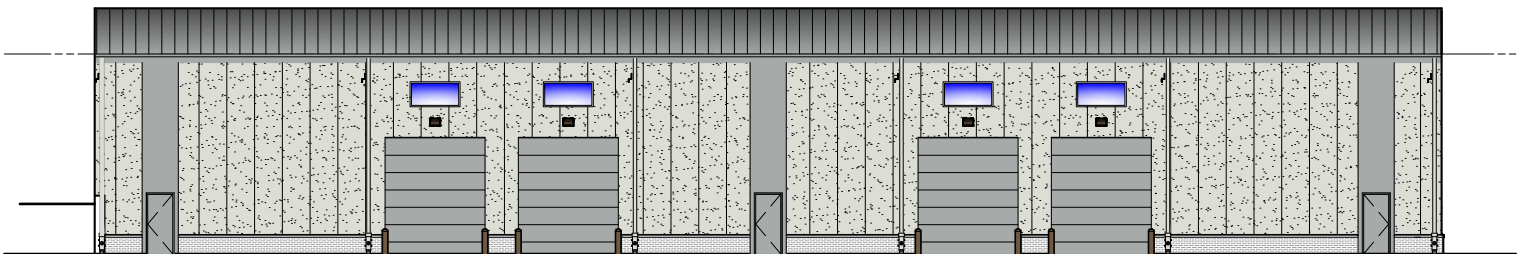
Built-To-Suit Industrial/Flex

Shawnee, KS

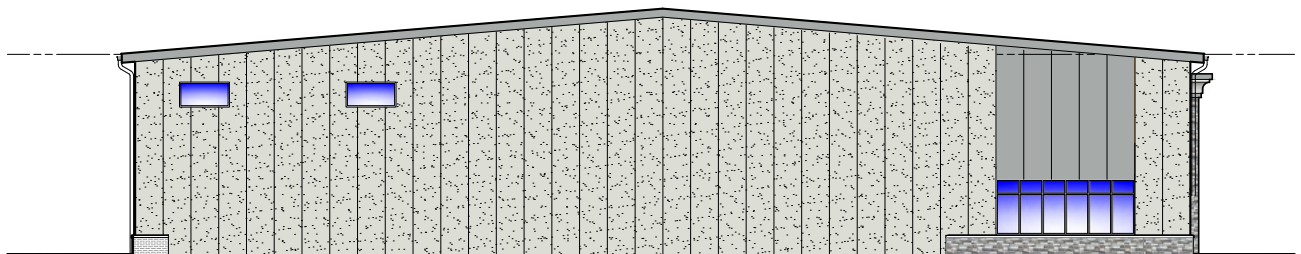
CONCEPTUAL DRAWINGS



East Elevation



North Elevation



West Elevation