

COLLEGE WEST

Business Center | Building A

Available

3,421 SF to 14,007 SF
Flex/Industrial Space

College Blvd & Lackman Rd | Lenexa, Kansas 66219



15300 College Boulevard | Lenexa, KS

Property Features

- State-of-the-art light industrial/flex space
- Prominent location with great highway access
- Total building 14,007 SF, divisible
- Two 42.5' x 80.5' bays (3,421 SF)
- Two 44.5' x 80.5' bays (3,582 SF)
- Drive-in loading
- 21'-24' Interior clear height
- Great glass lines and signage/curb appeal
- Property tax abatement incentives available

Development Overview

College West Business Park is located at the North-West corner of College Blvd and Lackman Rd. The location features quick highway access, nearby amenities, and unique build-to-suit opportunities.

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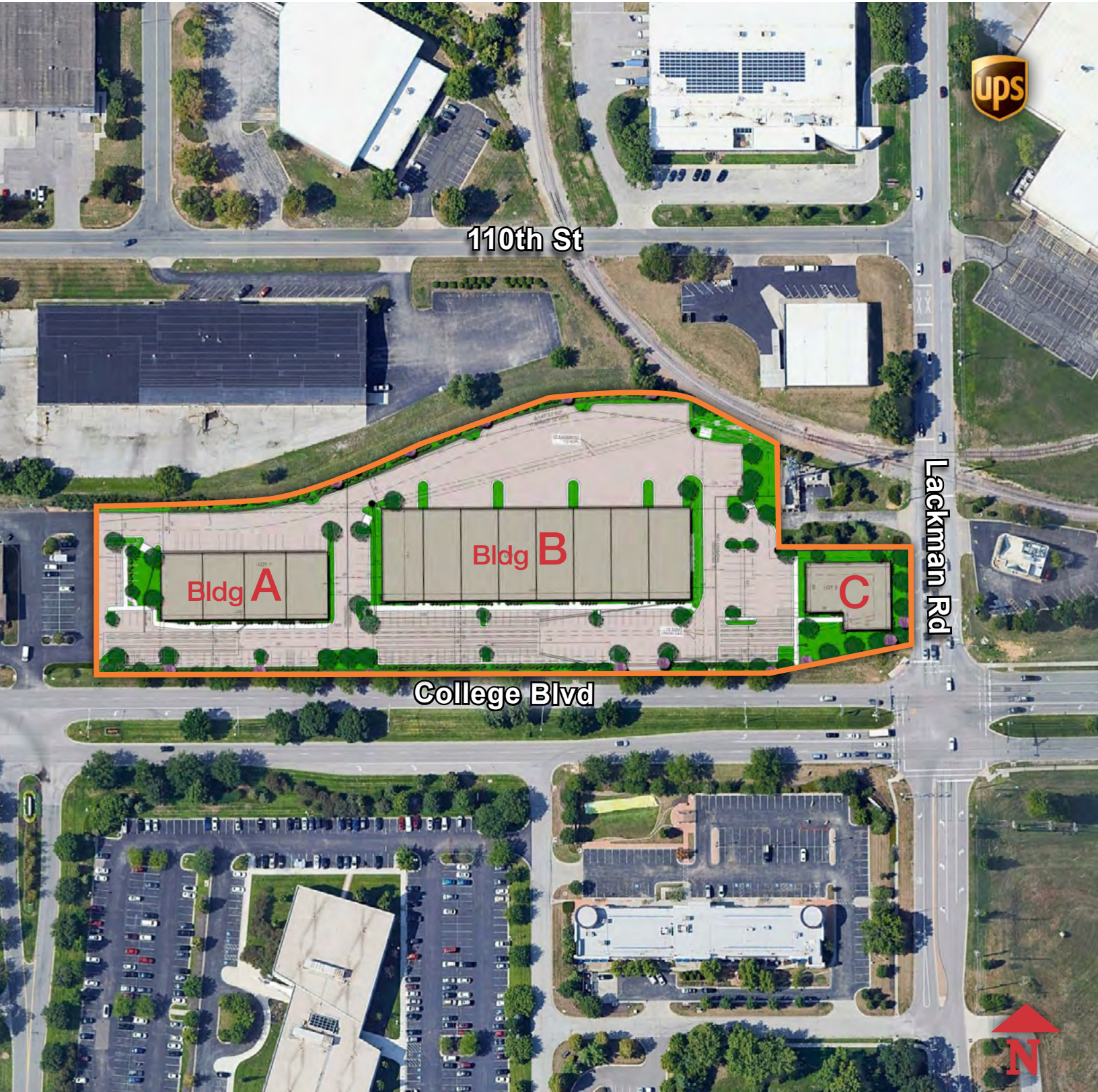
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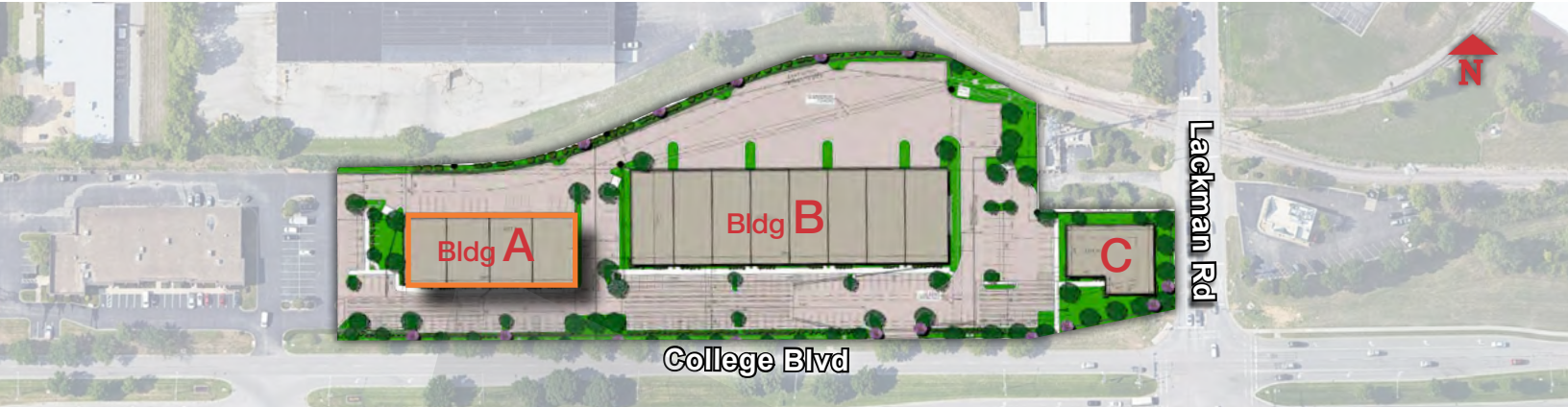
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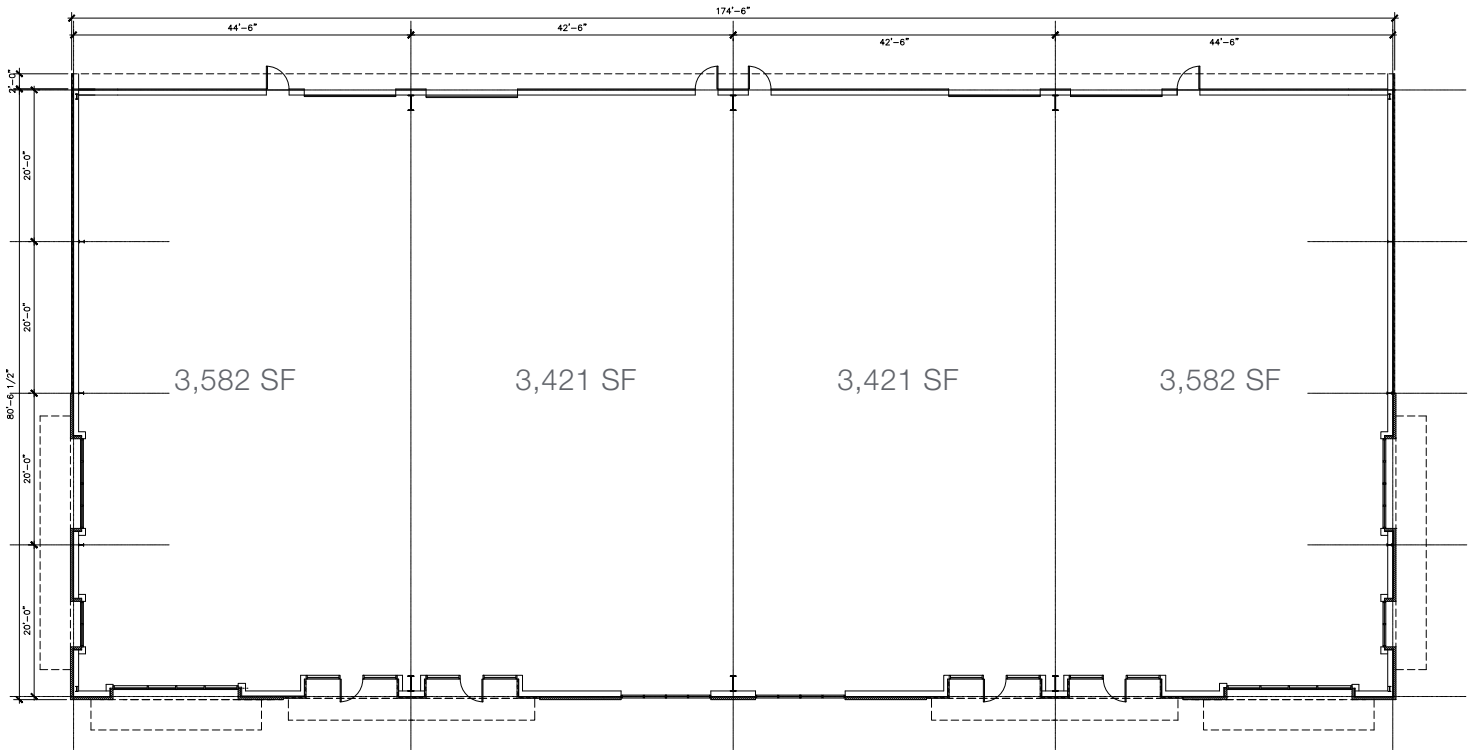
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Building A: 14,007 SF Building



Floorplan



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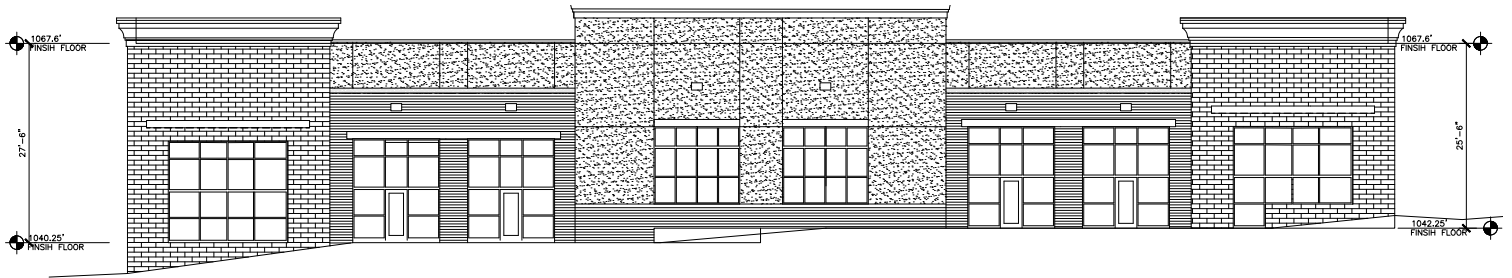
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Building A: 14,007 SF Building

Property Detail

Available Space:	14,007 SF divisible to 3,421 SF	Construction:	Steel structure w/masonry facade
Column Spacing:	Clear span	Roof:	Single slope standing seam metal R-30
Building Dimensions:	174.6' x 80.6'	Signage:	Building signage available
Drive-in Doors:	4 Overhead doors (12' x 14'), at grade	Lighting:	Build-to-suit
Clear Height:	21'-24' Clear	Warehouse Heat:	Gas-fired heater
Floor Thickness:	6" reinforced concrete slab	Zoning:	BPI
Lease Rate:	\$10.50/SF, Net	Year Built:	2021
Taxes:	Est. at \$1.00/SF (for 10 years)	Water:	Water One
Insurance:	Est. at \$0.20/SF	Electricity:	Every
CAM:	Est. at \$1.00/SF	Gas:	Atmos Energy
Office Space:	Build-to-suit	Fire Protection:	Wet
Date Available:	Immediately		

South Elevation



North Elevation

