



Sample Image: Lenexa Logistics South 8

## New Construction – Flex/Warehouse – College Blvd. & Renner Blvd

- 202,280 SF flex rear load facility
- Modern tilt-wall construction; energy efficient low E reflective glass
- 32' clear height
- Immediate access to I-35 and Highway K-10
- LED high-bay lighting
- ESFR sprinkler system
- Real estate tax abatement PILOT for 10 years

## For more information:

Zach Hubbard, SIOR  
816.932.5504  
zhubbard@blockllc.com

Andrew Block  
816.412.5873  
ablock@blockllc.com

Christian Wead  
816.412.8472  
cwead@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

## Building Specifications

**Address:** 17167-17451 College Boulevard, Lenexa, KS 66219

**Size:** 202,280 SF

**Column Spacing:** 52' x 50', Speed bays 52' x 60'

**Ceiling Height:** 32'

**Floor Thickness:** 7" unreinforced, 4,000 PSI concrete on 4" of impacted granular fill material and a 15 mil vapor retarder throughout the entire floor slab

**HVAC:** Heated with 9 ceiling hung direct fired gas heaters with design criteria of 50 degrees F at 0 degrees F outside

Louvers on the North wall and roof exhaust fans will be provided for code minimum ventilation for the warehouse.

**Insulation:** R-11 stick pin insulation with white vinyl face is included from the roof deck down to 12' above the finish floor all around the warehouse

**Lighting:** LED High Bay light fixtures with motion sensors for an average of 25 FC at 36" a.f.f. throughout the warehouse

LED wall pack fixtures mounted on the building to provide lighting for auto parking and truck loading/maneuvering areas

**Roof:** Mil TPO mechanically fastened with insulation value of R-20

**Electric Service:** 3000-amp of 480 V, 3-phase electrical service which enters the building at the south elevation in the center of the building.

**Phone and Fiber:** This is a prime corridor as Renner Boulevard has fiber in the street that connects to the sonet ring for the entire KC metro area. The copper provider is AT&T, while other fiber providers are: AT&T, Sprint, TW Telecom, Zayo Fiber, and Time Warner. Most providers can provide service to this building/park, as there is "Dark Fiber" in the street as well. Cable is provided by Time Warner.

**Truck Court:** Rear loaded 135' truck court.

## Building Specifications Cont.

**Fire Sprinkler:** Hydraulically calculated E.S.F.R. fire protection system with an electric fire pump designed in accordance with NFPA 13; design is based on a flow test of 84 PSI static, 68 PSI residual, flowing at 1,363 GPM. A fire pump system is included and there will be 11 hose valves at exterior doors. It is designed for E.S.F.R. protection of Class I – IV commodities stored to a maximum storage height of 32’ and a maximum deck height of 40’

**Loading:** 30) docks w/ mechanical #45k levelers, dock seals, bumpers, LED lights w/ receptacles  
19) blockouts  
6) 12x14’ drive-in doors w/ 65’ ramps  
135’ dock area w/ 65’ dock apron

**Parking:** 298 cars (1.48 per 1,000 SF). Trailer parking or additional auto parking available at the unused dock/block-outs

**Zoning:** BP-2 Planned Manufacturing

<b>Net Charges:</b> (2026 Estimates)	<b>CAM:</b>	<b>\$0.79</b>	<i>*Real Estate taxes are estimated based upon 1) Fixed PILOT payments per a negotiated abatement agreement with the City of Lenexa; 2) Other tax levies and specials that are not eligible for abatement; and 3) the estimated maximum Special Benefit District (SBD) payment(s) assessed against the property.</i>
	<b>INS:</b>	<b>\$0.42</b>	
	<b>RE TAXES*:</b>	<b>\$0.77</b>	
	<b>Total:</b>	<b>\$1.98</b>	

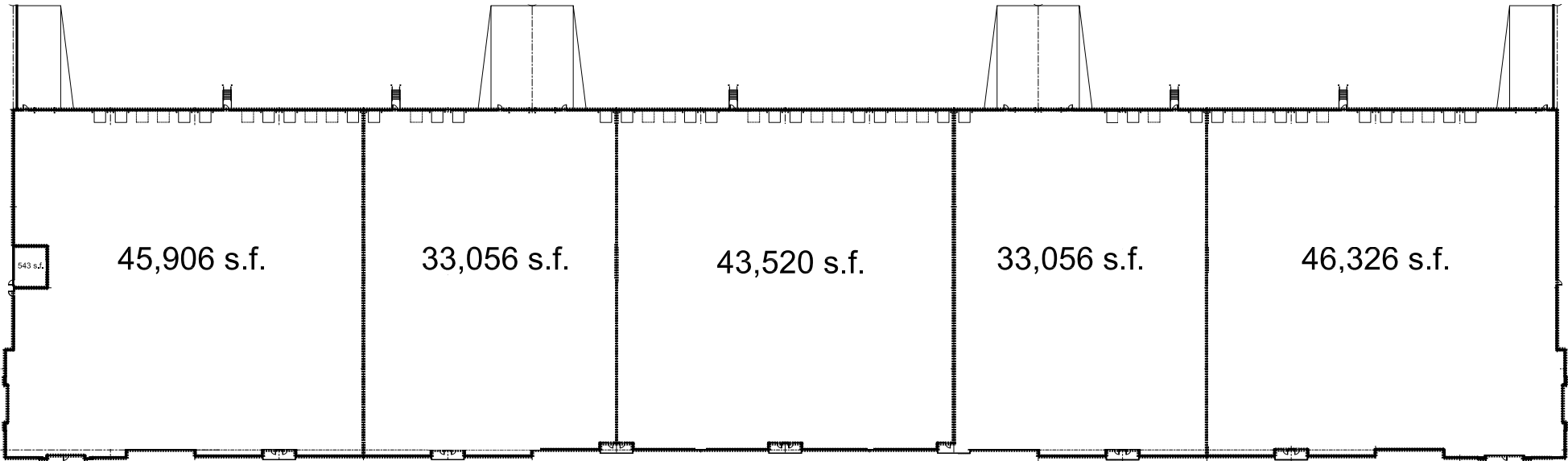
**Note:** Interchange improvements at I-35 and 119th Street will be made to help ease congestion. The overpass will become a diverging diamond, allowing for traffic flow and safety enhancements. Travel lanes will also be added on 119th Street and turn lanes will be added to I-35 exit ramps.

# Lenexa Logistics Centre - North Bldg 6

College Boulevard, Lenexa, KS 66219

# For Lease

## Proposed Muilt-Tenant Layout

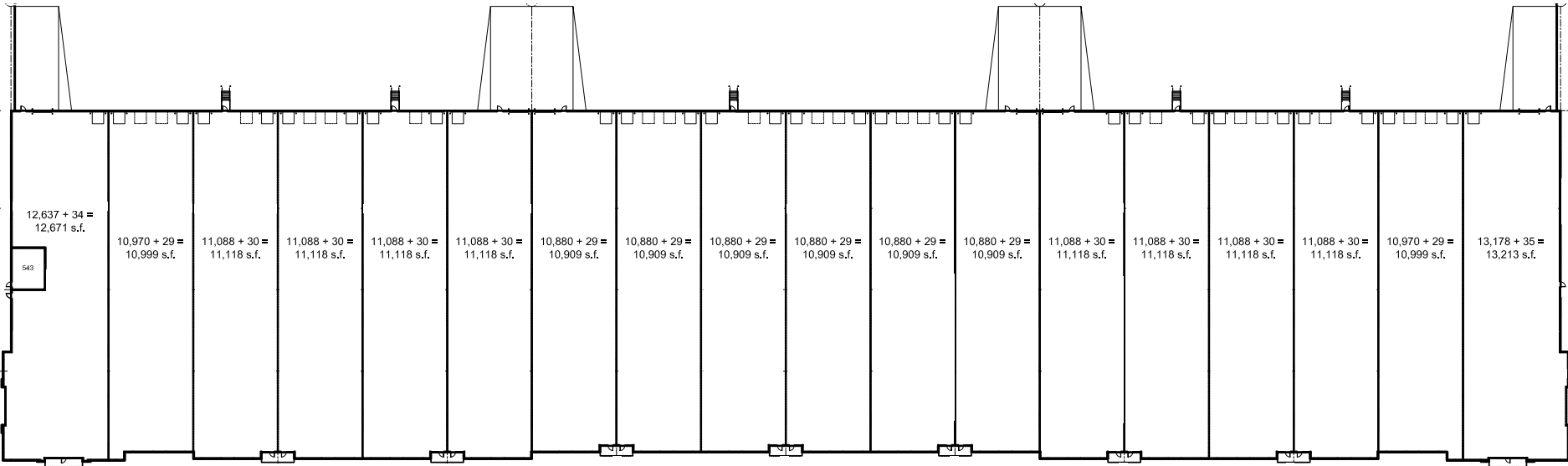


# Lenexa Logistics Centre - North Bldg 6

College Boulevard, Lenexa, KS 66219

# For Lease

## Floor Plan



# Lenexa Logistics Centre - North Bldg 6

College Boulevard, Lenexa, KS 66219

# For Lease

Sample Image: Lenexa Logistics South 8



## Lenexa Logistics Centre

College Blvd. & Renner Blvd.  
Lenexa, Kansas

LOT# 2	Light Ind.	72,000 SF 450' x 160' 6.0± Acres
LOT# 3	Light Ind.	60,262 SF 5.6± Acres
LOT# 4	Mid-Bulk Ind.	260,707 SF 616' x 420' 15.0± Acres
LOT# 5	Mid-Bulk Ind.	354,055 SF 763' x 430' 18.16± Acres
LOT# 6	Mid-Bulk Ind.	180,033 SF 550' x 280' 11.0± Acres
LOT# 7	Mid-Bulk Ind.	401,198 SF 926.5' x 432' 21.6± Acres
LOT# 8	Light Ind.	195,456 SF 1060' x 108-184' 12.2+ Acres



### LLC North

- = Land For Sale or BTS
- = Developed
- = Sold
- = Under Construction

# Lenexa Logistics Centre - North Bldg 6

College Boulevard, Lenexa, KS 66219

# For Lease

## Highway Access / Nearby Interchanges



LLC North

- = Land For Sale or BTS
- = Developed
- = Sold
- = Under Construction

# Lenexa Logistics Centre - North Bldg 6

College Boulevard, Lenexa, KS 66219

# For Lease



## For more information:

Zach Hubbard, SIOR  
816.932.5504  
zhubbard@blockllc.com

Andrew Block  
816.412.5873  
ablock@blockllc.com

Christian Wead  
816.412.8472  
cwead@blockllc.com