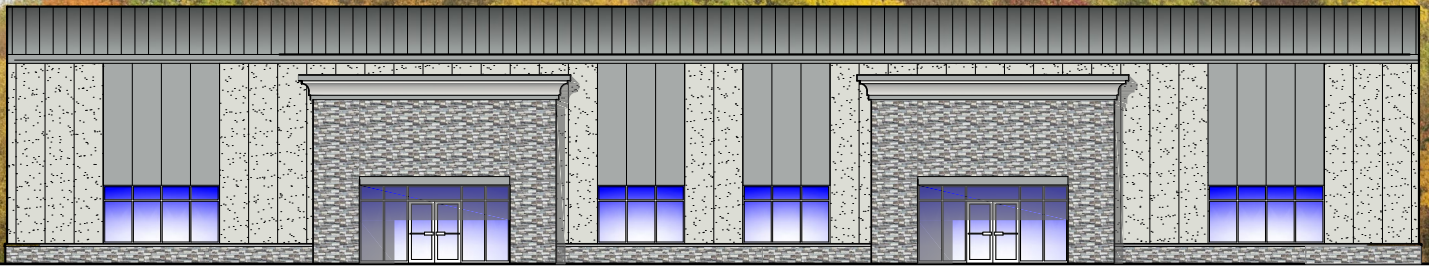


SHAWNEE INDUSTRIAL PARK

Built-To-Suit Industrial/Flex

For Sale or Lease

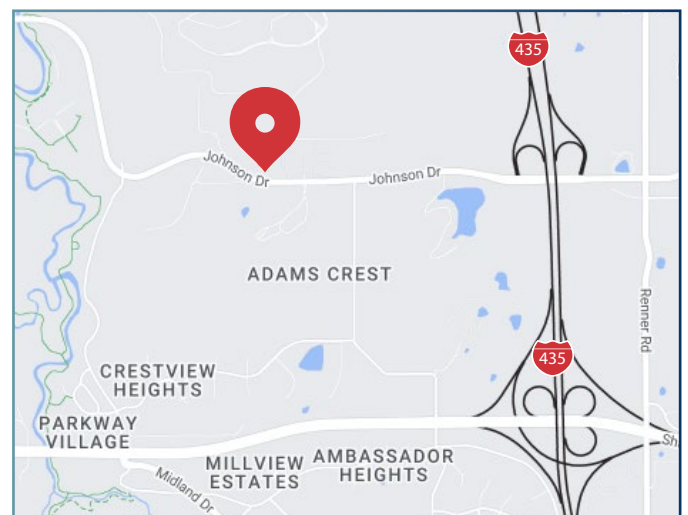
18740 Johnson Drive
Shawnee, Kansas



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



Logan Rose
lrose@nai-heartland.com
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Tom Kennedy, SIOR
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913.515.3758

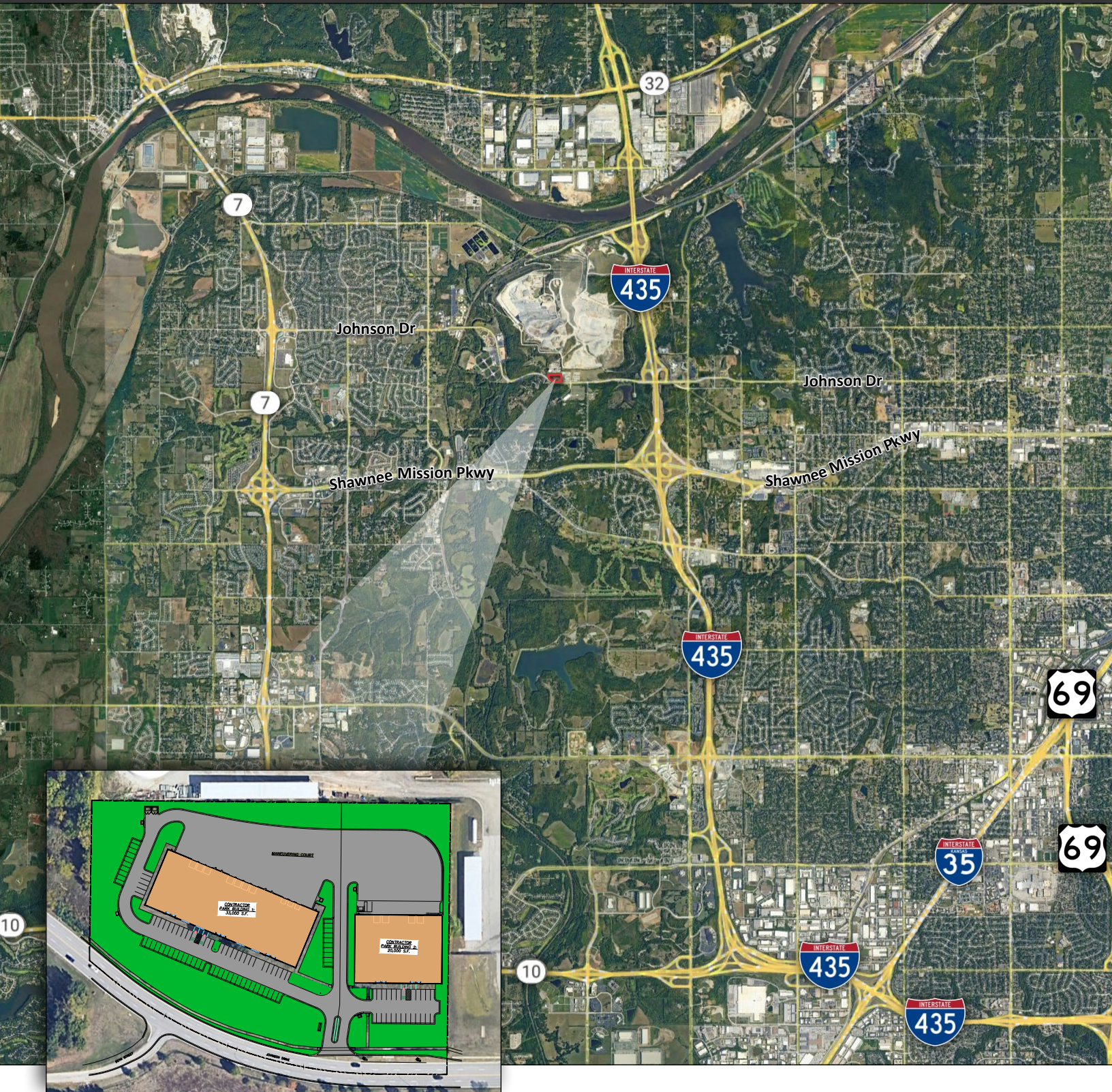
Russell Pearson, CCIM
russell@nai-heartland.com
913.890.2015

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

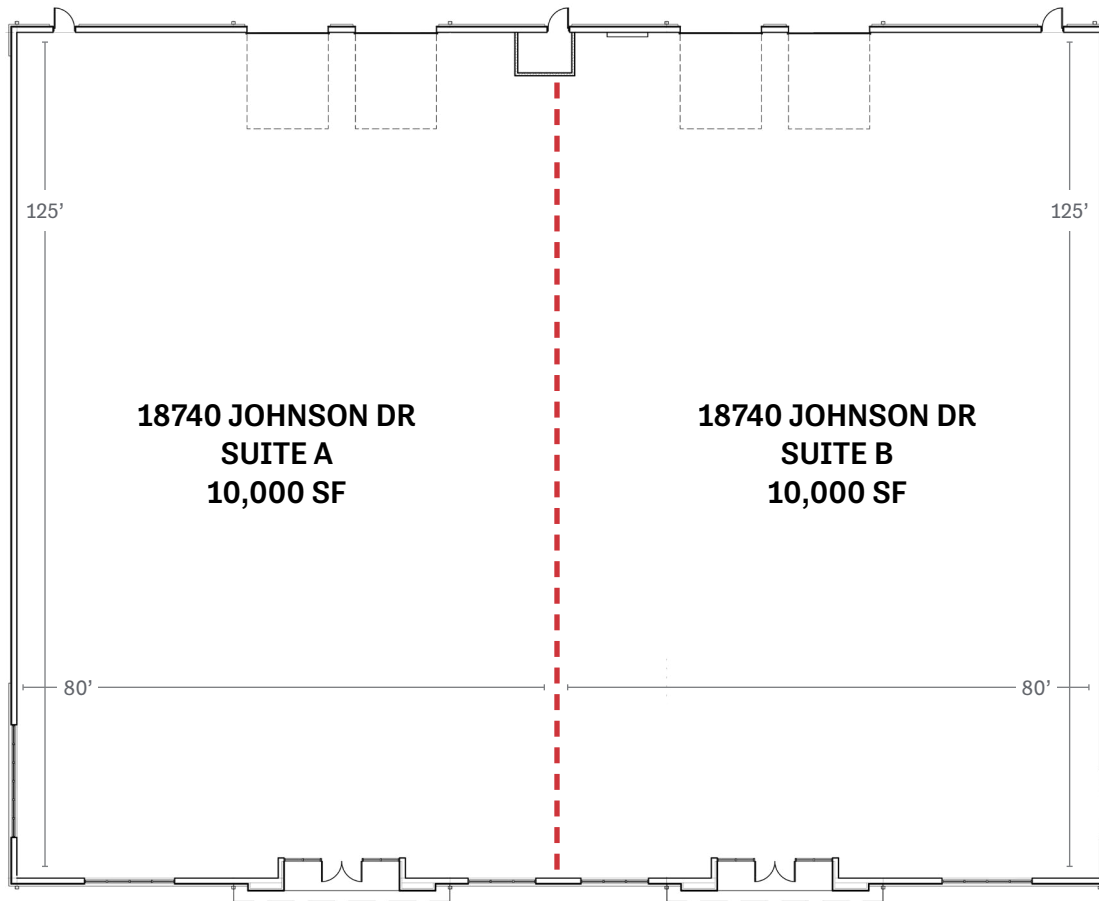


SHAWNEE INDUSTRIAL PARK

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

Building Lease Rate/Sale Price: Negotiable
Land Sale Price: \$600,000.00

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

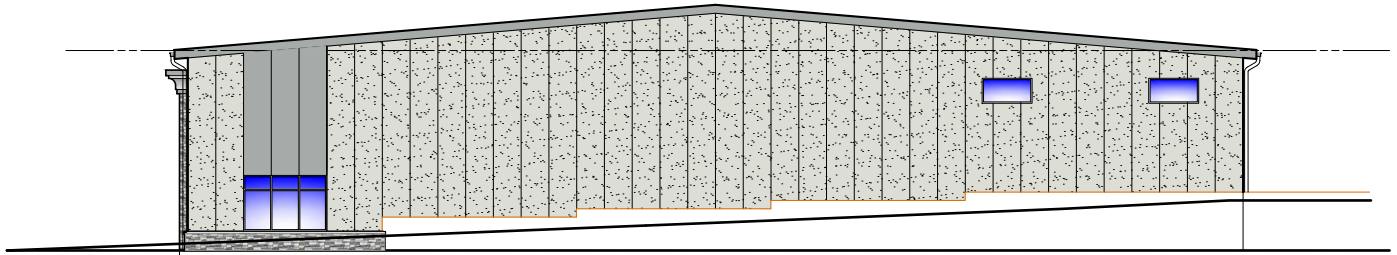
Parking: 30 Striped Spots (1.5/1,000 SF)

SHAWNEE INDUSTRIAL PARK

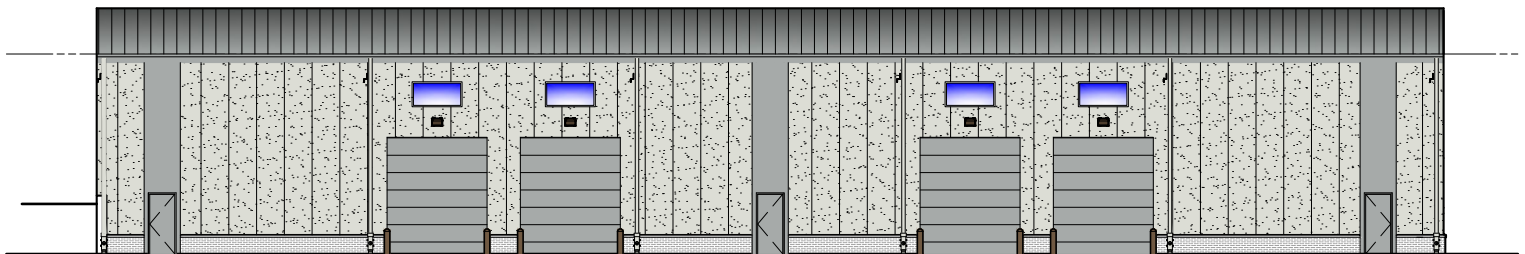
Built-To-Suit Industrial/Flex

Shawnee, KS

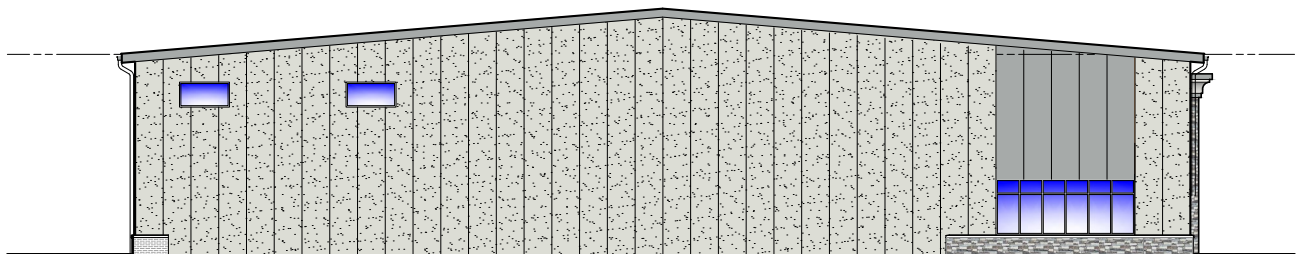
CONCEPTUAL DRAWINGS



East Elevation



North Elevation



West Elevation