

**PRICE REDUCTION**



# For Sale

400 Prairie Village Dr.,  
New Century, KS  
±133,670 SF Available

400 Prairie Village Drive / New Century, KS

## Location

- Located within the New Century Commerce Center
  - ±1,200 acre development
  - ±3 miles northwest of I-35
  - Rail service, via JCAX

Asking Price: \$6,250,000

Subject to a ground lease which expires in 2057



## Property overview

- ±133,670 SF available
- ±22,865 SF office
- 14' - 28' clear height
- 8 dock-high loading doors
- 1 drive-in door

	3 miles	5 miles	10 miles
Estimated population	26,610	41,243	202,003
Estimated households	9,351	14,634	73,812
Est. Average HH income	\$86,524	\$91,233	\$100,992





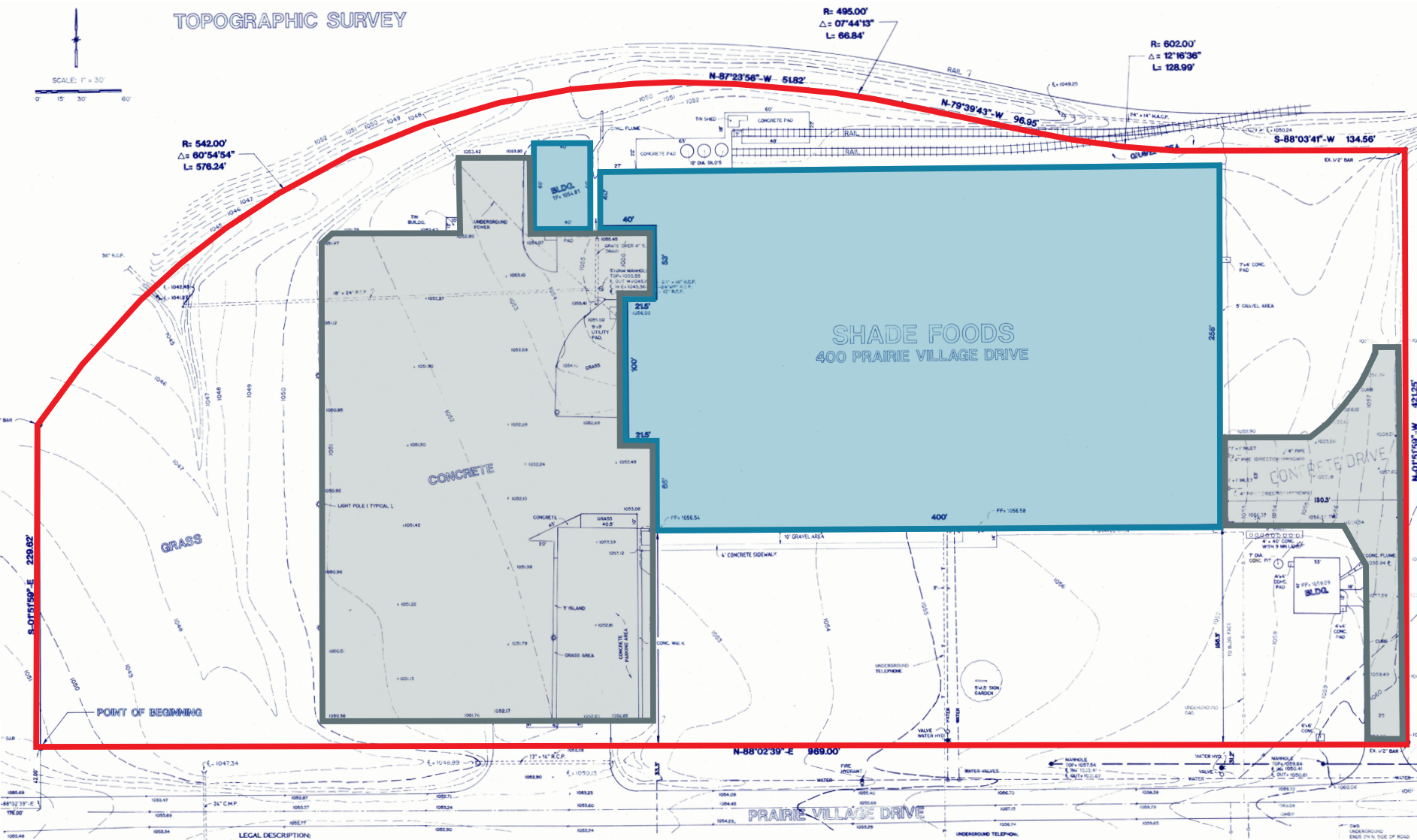
# Building Specs



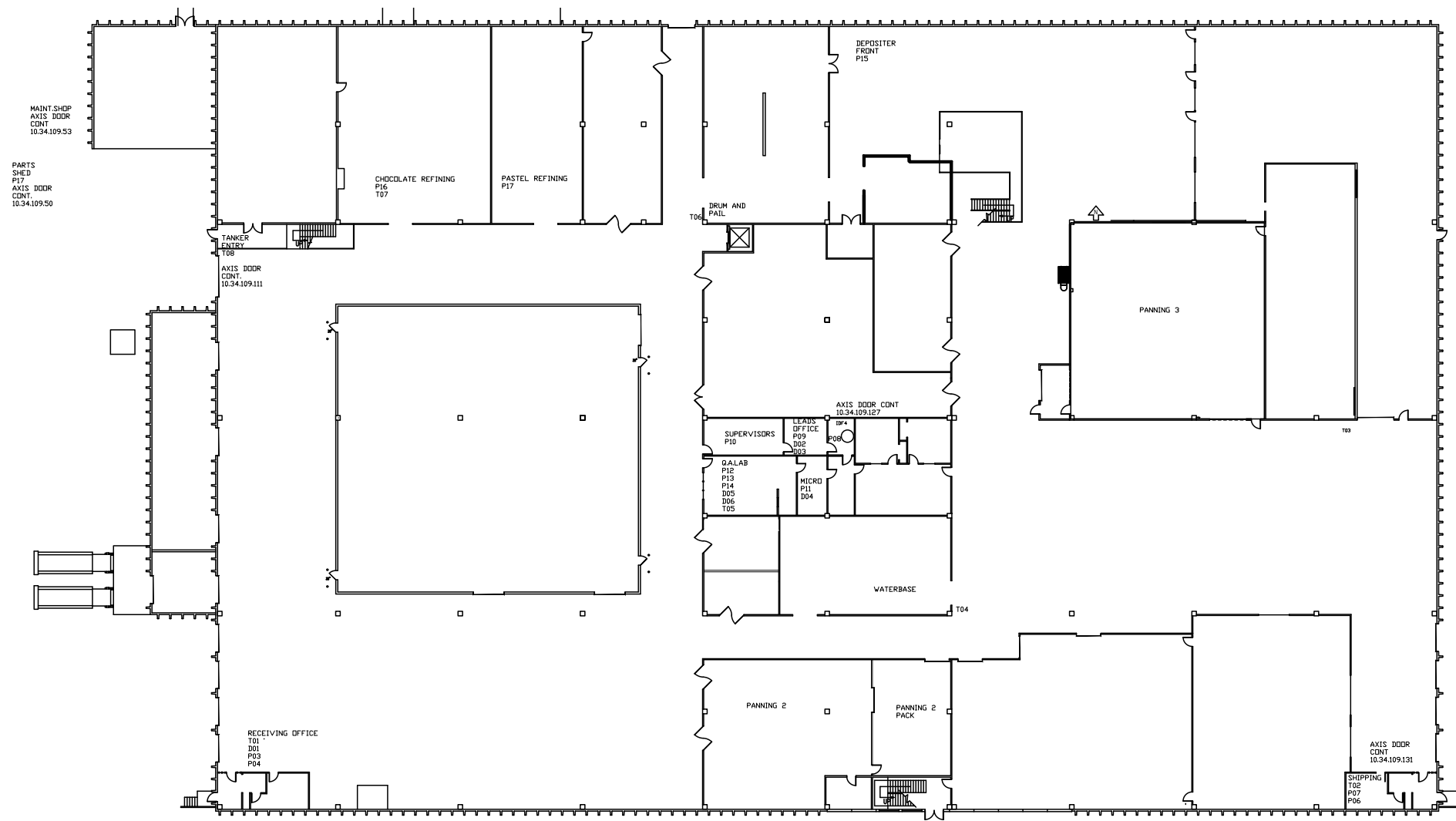
Building Size	±133,670 SF
Office Size	±22,865 SF
Land Area	±9.33 Acres
Construction	Twin T Concrete Panels
Clear Height	±14'-28' (±14' under the mezzanine structure ± 28,320 SF)
Floor	±8"
Bay Spacing	±64' wide x 46' deep (typical)
Fire Protection	Wet Sprinkler System
Loading	Eight (8) Dock-High One (1) Drive-In
Rail Service	via JCAX
Asking Price	\$6,250,000 (Property is subject to ground lease, which expires in 2057)
2024 Ground Lease Expense/Annual	\$48,015 (actual cost in 2024)
2024 Real Estate Tax Expense	\$118,219.11

Electric Service	4,000A, 480/277 V, 3PH, 4 wire
Lighting	LED, T5 and T8
Heat	New Reznor Space Heaters
Parking	±116 Parking Stalls
Zoning	Industrial
Availability	January 1, 2025
Water	Airport Commission Water
Sewer	Johnson County Wastewater
Electricity	Everg
Gas	Atmos Energy
Intermodal Access	BNSF ±10 Miles
I-35	±3 Miles
Fed Ex	±5 Miles
UPS	±10 Miles

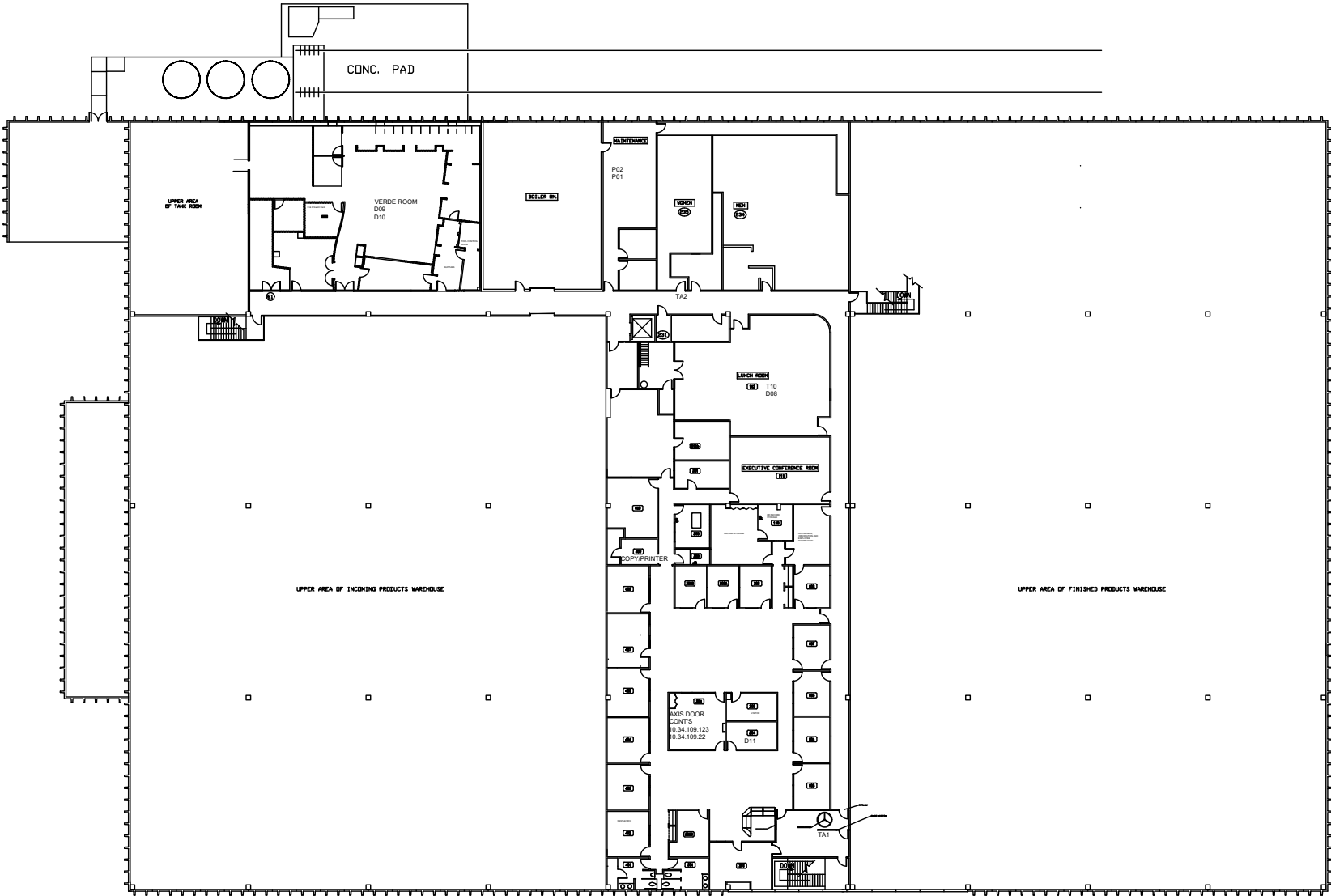
Site plan



Main floorplan - ±105,320 SF



Second floor mezzanine floorplan - ±28,320 SF



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