



Industrial Space for Lease

**16105 JOHN GLENN PARKWAY
GARDNER, KANSAS**

Property Highlights

- 150,274 sf available
- Offices built-to-suit
- 17 dock-high doors with levelers, shelters and dock lights
- 1 drive-in door
- Temperature-controlled warehouse (A/C and heat)
- ESFR sprinkler
- LED lighting through out the warehouse
- 34' clear
- 97 auto park spaces and 25 trailer park spaces (expandable)
- 56' x 60' column spacing
- Operating expense including CAM estimated at \$1.07/sf
- Rental rate to be determined based upon tenant finish

For information, please contact:

David J. Zimmer, SIOR
Vice Chairman, Principal
t 816-512-1001
dzimmer@nzimmer.com

1220 Washington Street, Suite 300
Kansas City, MO 64105

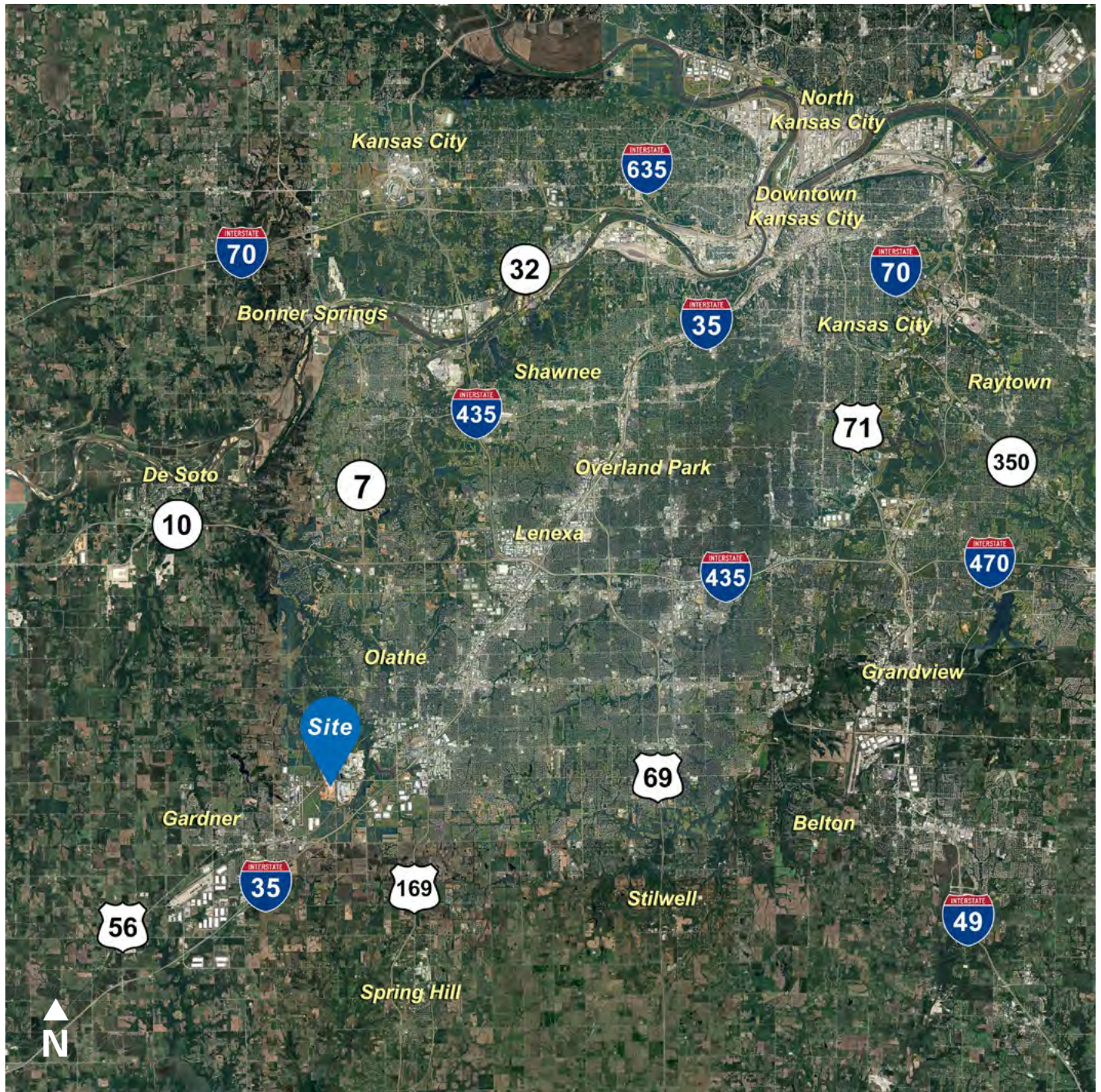
nrmkzimmer.com



NEWMARK
ZIMMER

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

16105 JOHN GLENN PARKWAY, GARDNER, KANSAS



CONTACT

David J. Zimmer, SIOR
Vice Chairman, Principal
t 816-512-1001
dzimmer@nzimmer.com
nmrkzimmer.com

16105 JOHN GLENN PARKWAY, GARDNER, KANSAS



CONTACT

David J. Zimmer, SIOR

Vice Chairman, Principal

t 816-512-1001

dzimmer@nzimmer.com

nmrkzimmer.com

NEWMARK
ZIMMER

16105 JOHN GLENN PARKWAY, GARDNER, KANSAS



CONTACT

David J. Zimmer, SIOR

Vice Chairman, Principal

t 816-512-1001

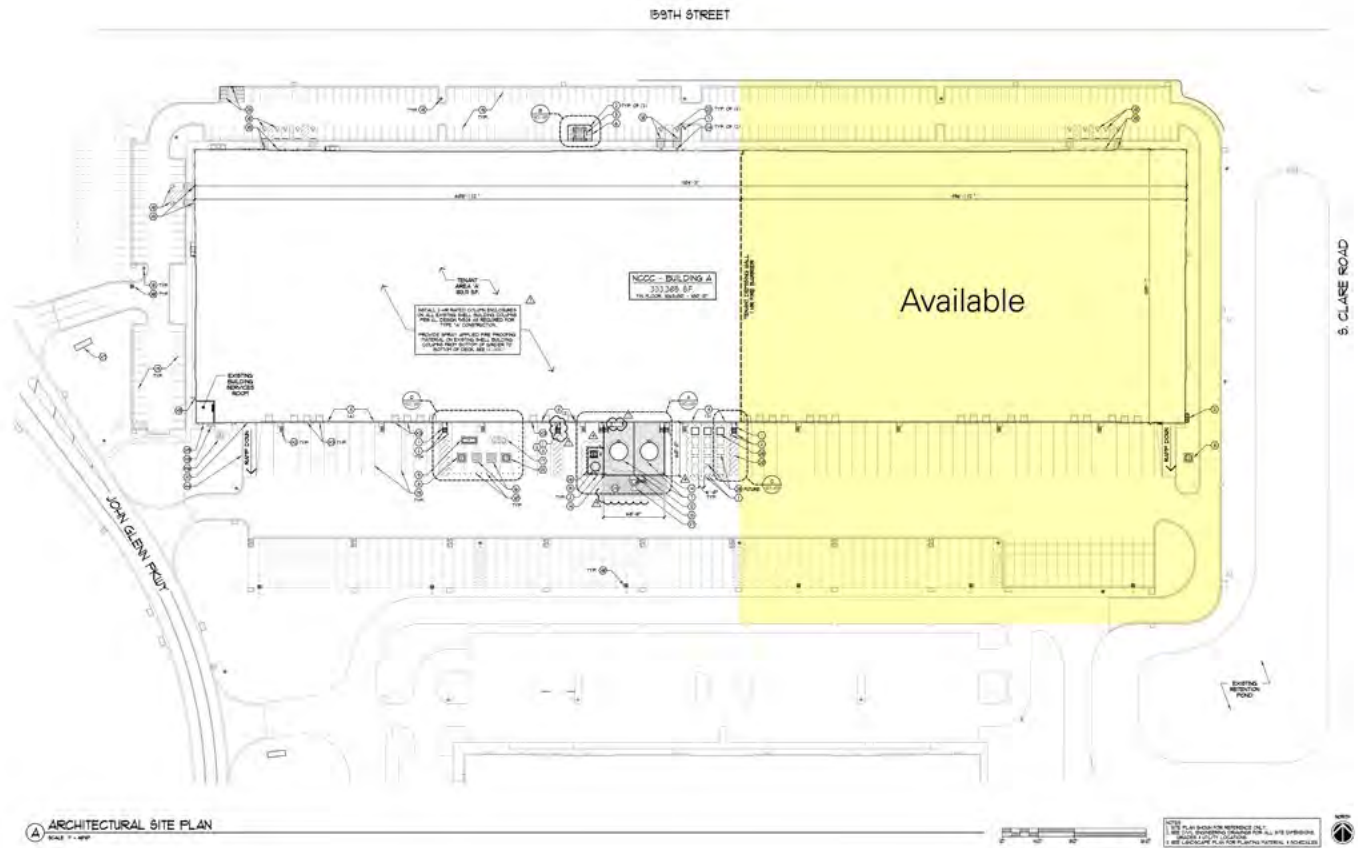
dzimmer@nzimmer.com

nmrkzimmer.com

NEWMARK
ZIMMER

16105 JOHN GLENN PARKWAY, GARDNER, KANSAS

Floor Plan



CONTACT

David J. Zimmer, SIOR

Vice Chairman, Principal

t 816-512-1001

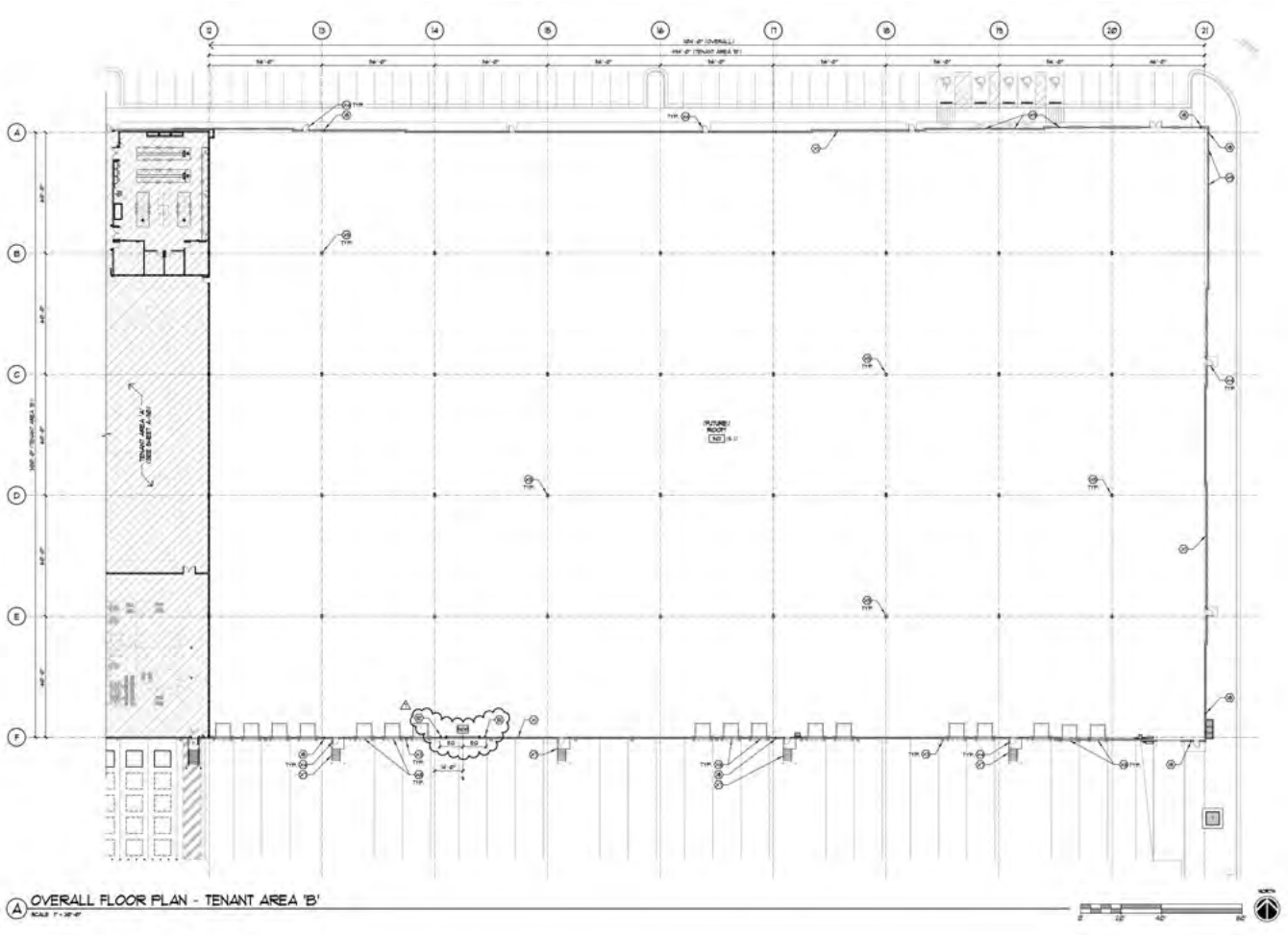
dzimmer@nzimmer.com

nmrkzimmer.com

NEWMARK
ZIMMER

16105 JOHN GLENN PARKWAY, GARDNER, KANSAS

Floor Plan



CONTACT

David J. Zimmer, SIOR
Vice Chairman, Principal
t 816-512-1001
dzimmer@nzimmer.com
nmrkzimmer.com



16105 JOHN GLENN PARKWAY, GARDNER, KANSAS

Building Operating Expenses (333,385 sf)

VENDOR	DESCRIPTION	AMOUNT	FREQUENCY
BOK FINANCIAL	CORPORATE TRUST FEE	\$1,500.00	ANNUAL
JCAC	LAND LEASE	\$136,488.96	ANNUAL
JOCO	PILOT PROGRAM	\$125,000.00	ANNUAL
JCAC	FIRE LINE FEE	\$1,488.00	ANNUAL
CINCINNATI / HILB	GENERAL LIABILITY	\$9,025.89	ANNUAL
CINCINNATI / HILB	EXCESS LIABILITY	\$9,934.35	ANNUAL
NCCCA/ NEW MARK	COMMON AREA MAINT	\$5,000.00	ANNUAL
NEXT TO NATURE	MOWING	\$37,194.00	ANNUAL
FE PIORAN	FIRE SPRINKLER	\$2,940.00	ANNUAL
-	SECURITY	TBD	ANNUAL
-	SNOW REMOVAL	TBD	ANNUAL
		\$328,571.20 (\$1.07/sf)	

CONTACT

David J. Zimmer, SIOR

Vice Chairman, Principal

t 816-512-1001

dzimmer@nzimmer.com

nmrkzimmer.com

NEWMARK
ZIMMER