

NEW INDUSTRIAL BUILDINGS | 100 South Paniplus Roadway, Olathe, KS 66061



15,000 SF building (120' x 125') on Lot 1 with 21 parking spaces and 12,000 SF outside storage



20,000 SF building (120' x 167') on Lot 2 with 28 parking spaces and 31,000 SF outside storage

- + Two new industrial buildings, each of which includes the following:
 - + Zoned MP-2, suitable for manufacture, warehouse, and vehicle repair
 - + Build-to-suit office
 - + 28' clear height
 - + Sprinkled (ESFR)
 - + Crane-ready for 20' hook height
 - + Two 24' x 16' drive-in doors
 - + 600A 480/277 3Ph power
 - + 25' x 60' column spacing

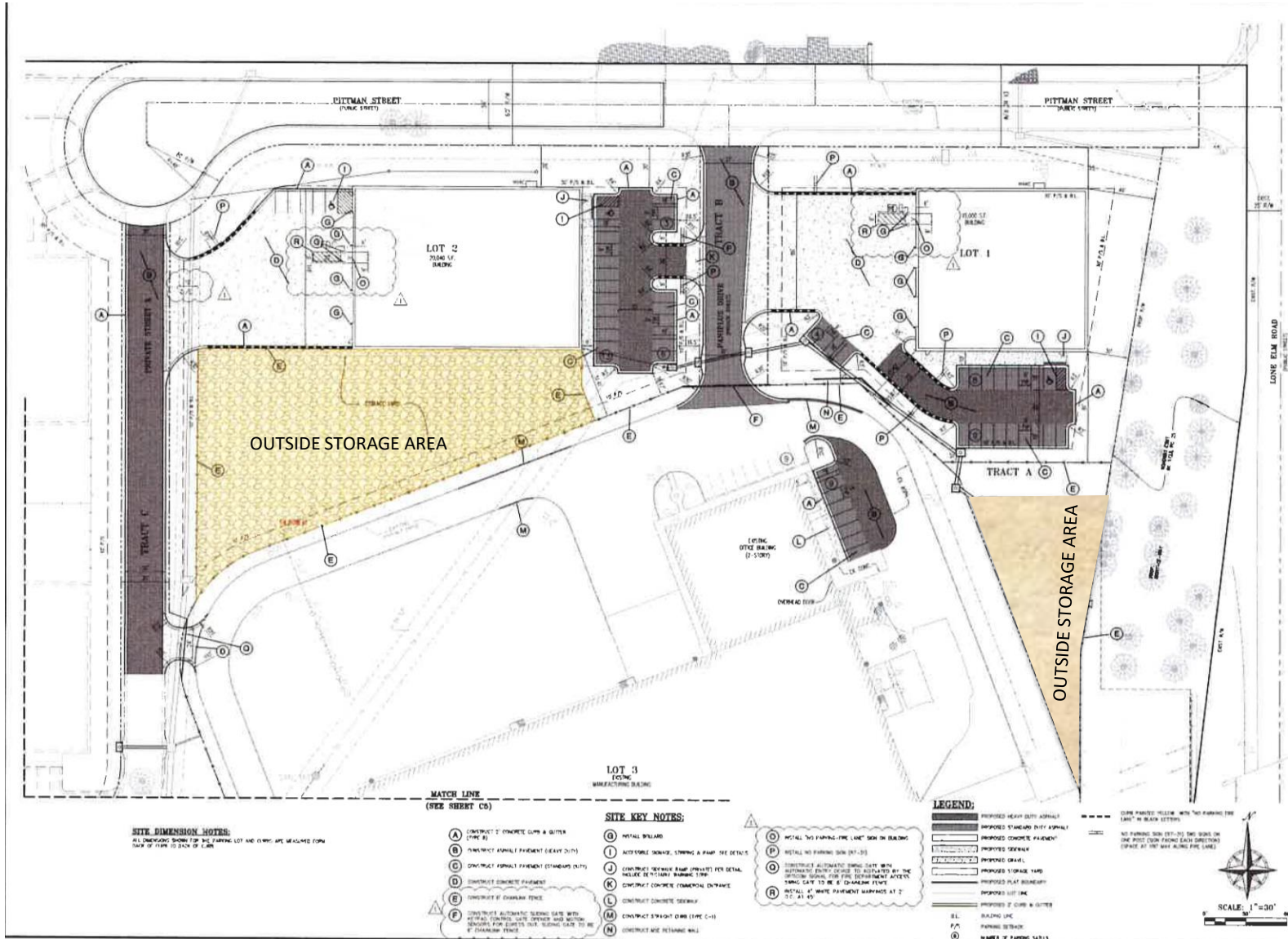
LEASE RATE: \$9.75/SF Gross Industrial

Lynn Holcomb, SIOR

lholcomb@fishmancommercial.com
913.747.3301 O | 816.289.1526 C



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SITE DIMENSION NOTES:
ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND DRIVE ARE MEASURED FROM
TOP OF CURB TO TOP OF CURB.

MATCH LINE
(SEE SHEET C6)

- A** CONSTRUCT 2" CONCRETE CURB & GUTTER (TYPE B)
B CONSTRUCT SPHALT PAVEMENT (DEBRIS CURB)
C CONSTRUCT SPHALT PAVEMENT (STANDARD CURB)
D CONSTRUCT CONCRETE PAVEMENT
E CONSTRUCT 6' CHAINLINK FENCE
F CONSTRUCT AUTOMATIC SLIDING GATE WITH METAL CLIMATE LAKE OPERATOR AND ACTION INDICATOR FOR DRIVE TO BE CLOSED LAKE TO BE 8' CHAINLINK FENCE

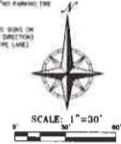
- SITE KEY NOTES:**
S METAL SIGNAGE
J AUTOMATED SIGNAL, STRIP & PAINT THE DETAIL INCLUDE SIGNAGE, MARKING, TYPE
K CONSTRUCT CONCRETE COMMERCIAL ENTRANCE
L CONSTRUCT CONCRETE SIDEWALK
M CONSTRUCT CONCRETE DRIVE (TYPE C-1)
N CONSTRUCT 6" RETAINING WALL

- O** INSTALL TWO PARKING-LINE LIGHT SIGN ON BUILDING
P INSTALL NO PARKING SIGN (N7-23)
Q CONSTRUCT AUTOMATIC SLIDING GATE WITH METAL CLIMATE LAKE OPERATOR BY THE DRIVE GATE TO BE 6' CHAINLINK FENCE
R INSTALL 4" WHITE PAVEMENT MARKINGS AT 2' X 2' @ 10'

LEGEND:

- IMPROVED HEAVY DUTY ASPHALT
- IMPROVED STANDARD DUTY ASPHALT
- IMPROVED CONCRETE PAVEMENT
- IMPROVED SIDEWALK
- IMPROVED DRIVEWAY
- IMPROVED STORAGE YARD
- IMPROVED PLAT BOUNDARY
- IMPROVED LOT LINE
- IMPROVED 2" CURB & GUTTER
- F.F. FINISHED ELEVATION
- NUMBER OF PARKING SPACES

CLUMP PLANTED: WEEDING WITH TWO PARKING LINE LIGHTS IN BLACK SETTING
NO PARKING SIGN (N7-23) TWO SIGN OR ONE POST (ONE PARKING EACH DIRECTION) (SPACE AT THE END BEING THE LINE)



JAMES J. McMILLAN
STATE OF KANSAS
NO. 20050
EXPIRES 12/31/2024

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PROFESSIONAL ENGINEERING, INC.
1514 N. WENTWORTH
Olathe, KS 66061
Tel: 913.747.3301
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SITE PLAN
COLLIS CRANFORD, INC.
OLATHE, KANSAS
SITE CONSTRUCTION PLANS

DATE: 08/13/2024	REV: 1.0	DRAWN: J.MCMILLAN	CHECKED: J.MCMILLAN
NO. OF SHEETS: 4	NO. OF SHEETS: 4	NO. OF SHEETS: 4	NO. OF SHEETS: 4
C4	C4	C4	C4

SHEET
C4
OF 24

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- + New industrial buildings under construction with delivery expected 1st quarter 2019
- + Lot 1 will have 15,000 SF building (120' x 125')
- + Lot 2 will have 20,000 SF building (120' x 167')
- + Zoned MP-2, suitable for manufacture, warehouse, and vehicle repair
- + Build to suit office
- + 28' clear height
- + Sprinkled (ESFR)
- + Crane ready for 20' hook height
- + Two 24' x 16' drive-in doors
- + 600A 480/277 3Ph power
- + 25' x 60' column spacing
- + Fenced yard with 21 parking spaces on Lot 1 and 22 spaces on Lot 2
- + 80% tax rebate for ten years (taxes estimated at \$.35/SF)

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