

# FOR SALE, LEASE OR BTS

## BUILDINGS I & II



# FREE STATE EXCHANGE

**16425 S US 169 HIGHWAY | OLATHE, KANSAS**

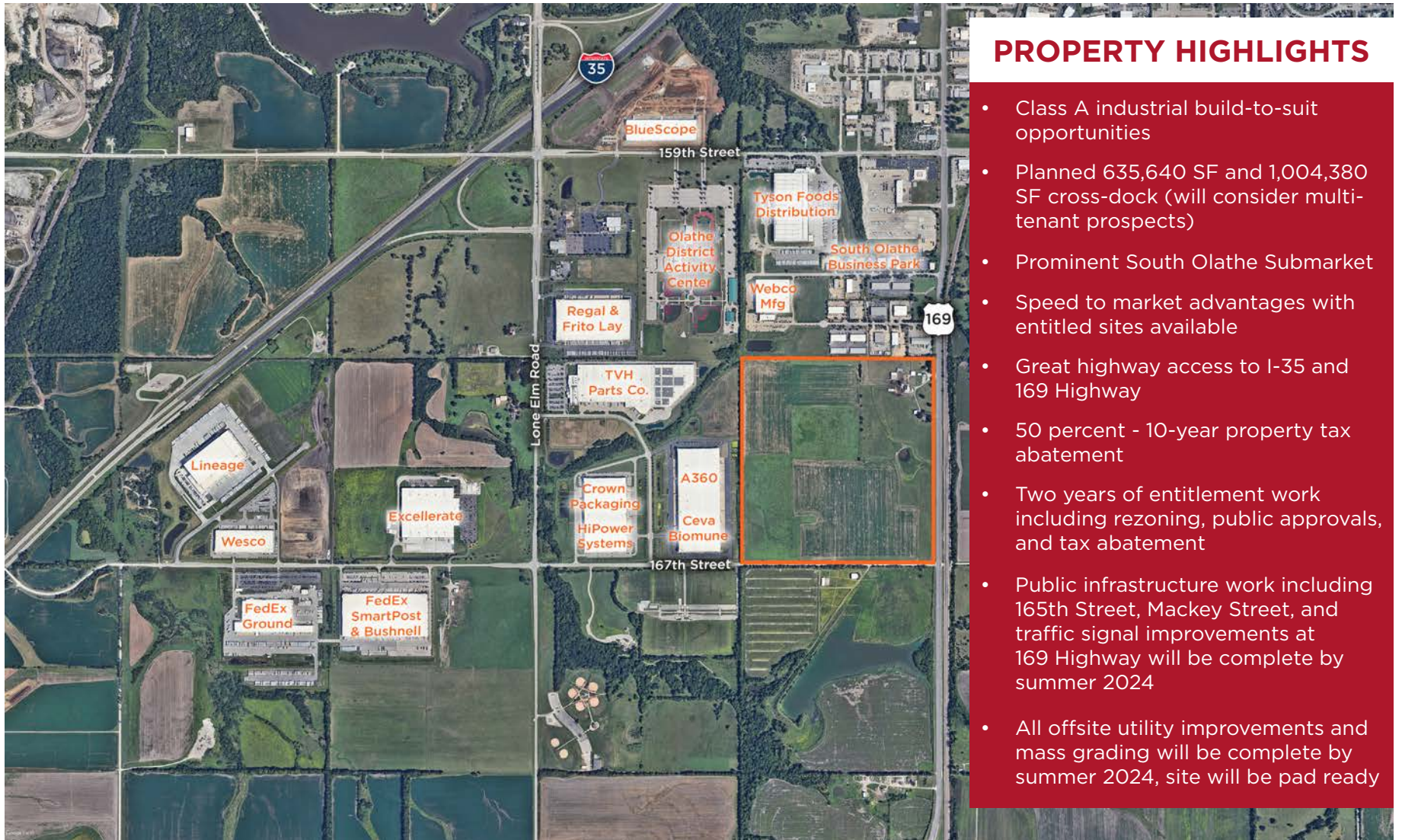




# SITE PLAN

## UP TO 1,658,020 SF



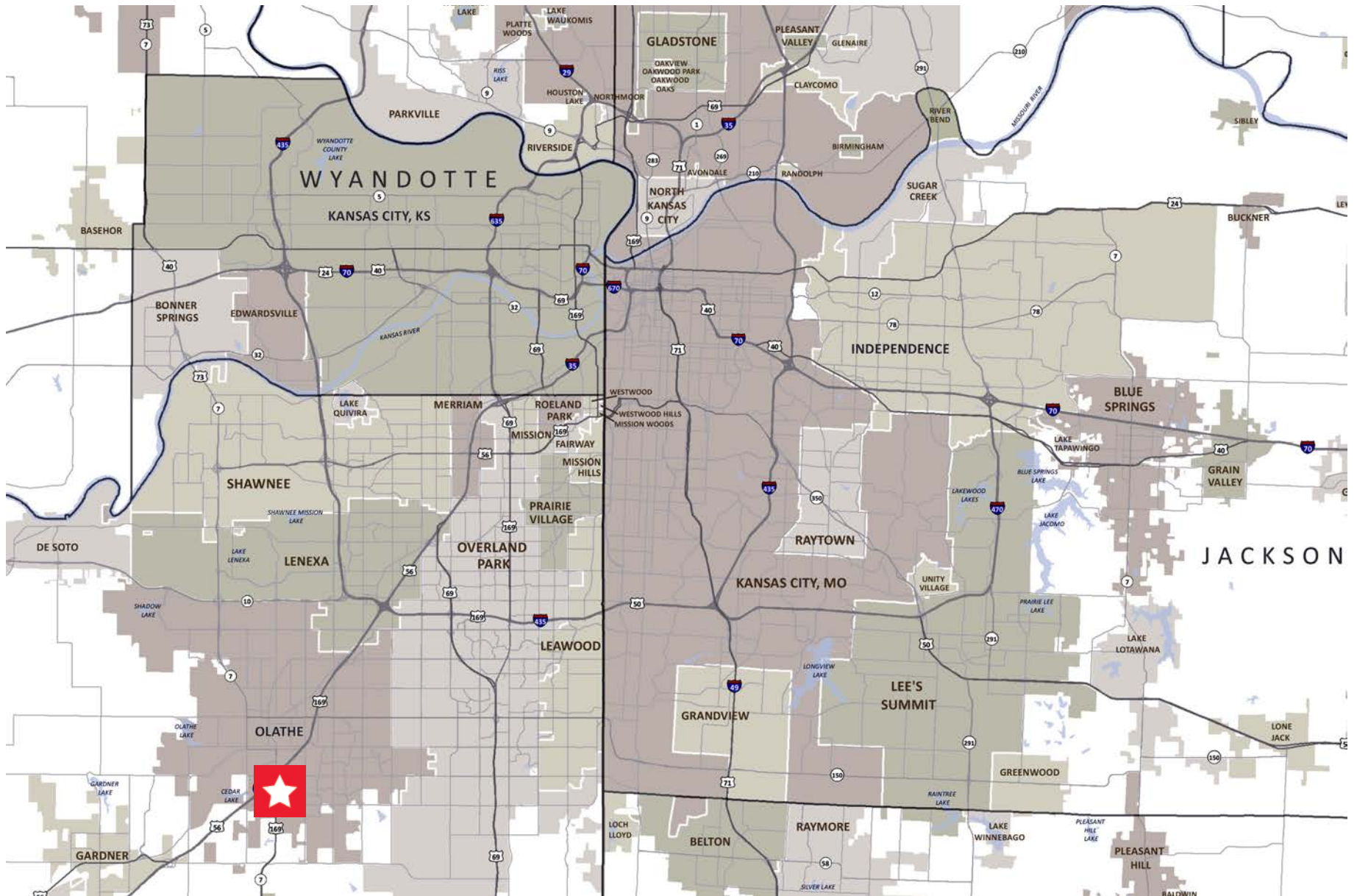


## PROPERTY HIGHLIGHTS

- Class A industrial build-to-suit opportunities
- Planned 635,640 SF and 1,004,380 SF cross-dock (will consider multi-tenant prospects)
- Prominent South Olathe Submarket
- Speed to market advantages with entitled sites available
- Great highway access to I-35 and 169 Highway
- 50 percent - 10-year property tax abatement
- Two years of entitlement work including rezoning, public approvals, and tax abatement
- Public infrastructure work including 165th Street, Mackey Street, and traffic signal improvements at 169 Highway will be complete by summer 2024
- All offsite utility improvements and mass grading will be complete by summer 2024, site will be pad ready

LOCATION AERIAL  
**UP TO 1,658,020 SF**





# SITE LOCATION MAP

## UP TO 1,658,020 SF

# CONTACT INFORMATION

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