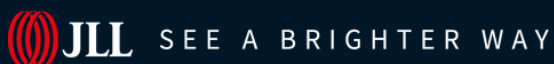




For Sublease

10504-10630 W 79th Street, Shawnee, KS
±155,213 SF Industrial Building Available



Kevin Wilkerson, SIOR
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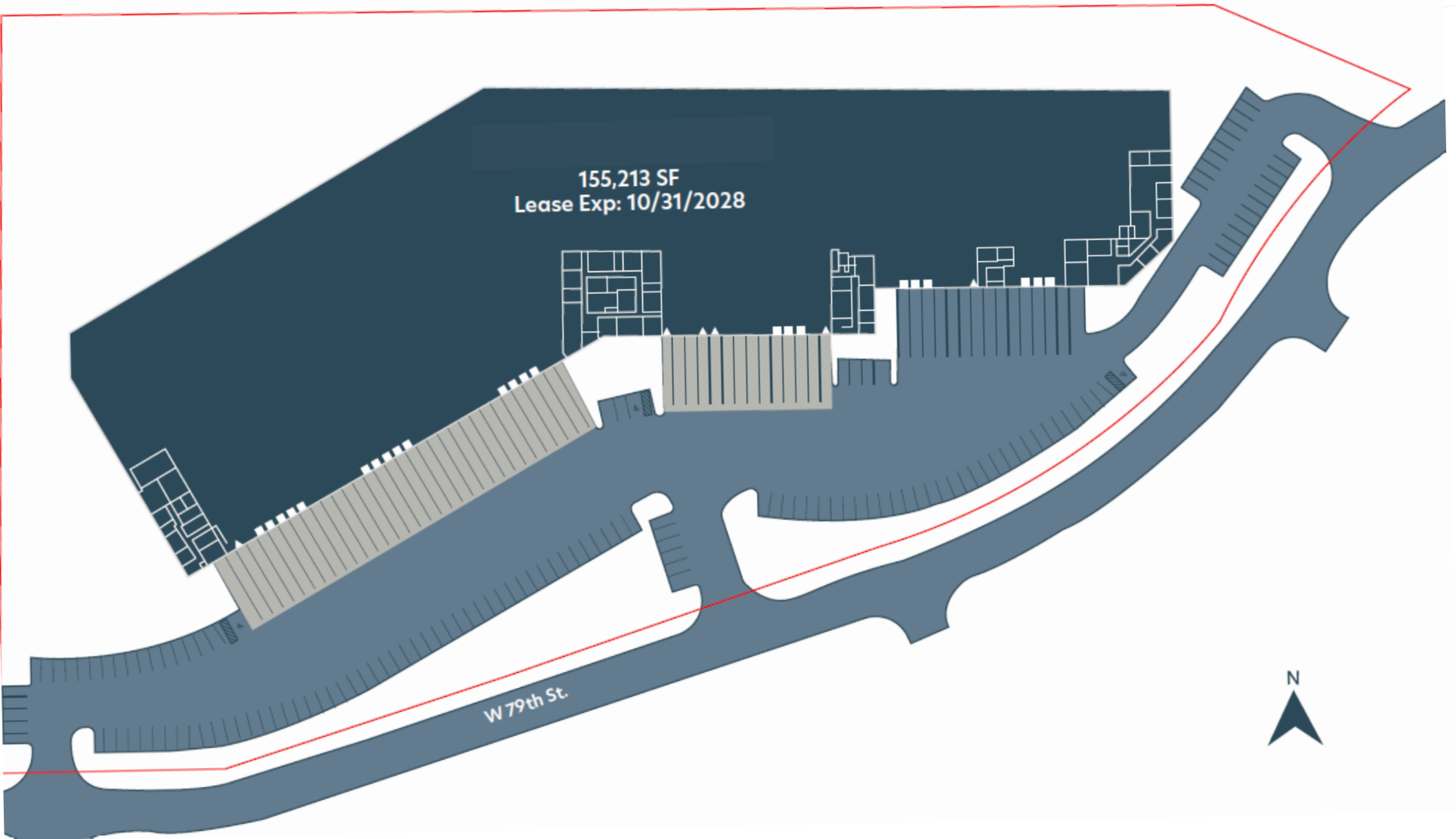
Site Specifications

10504-10630 W 79th Street

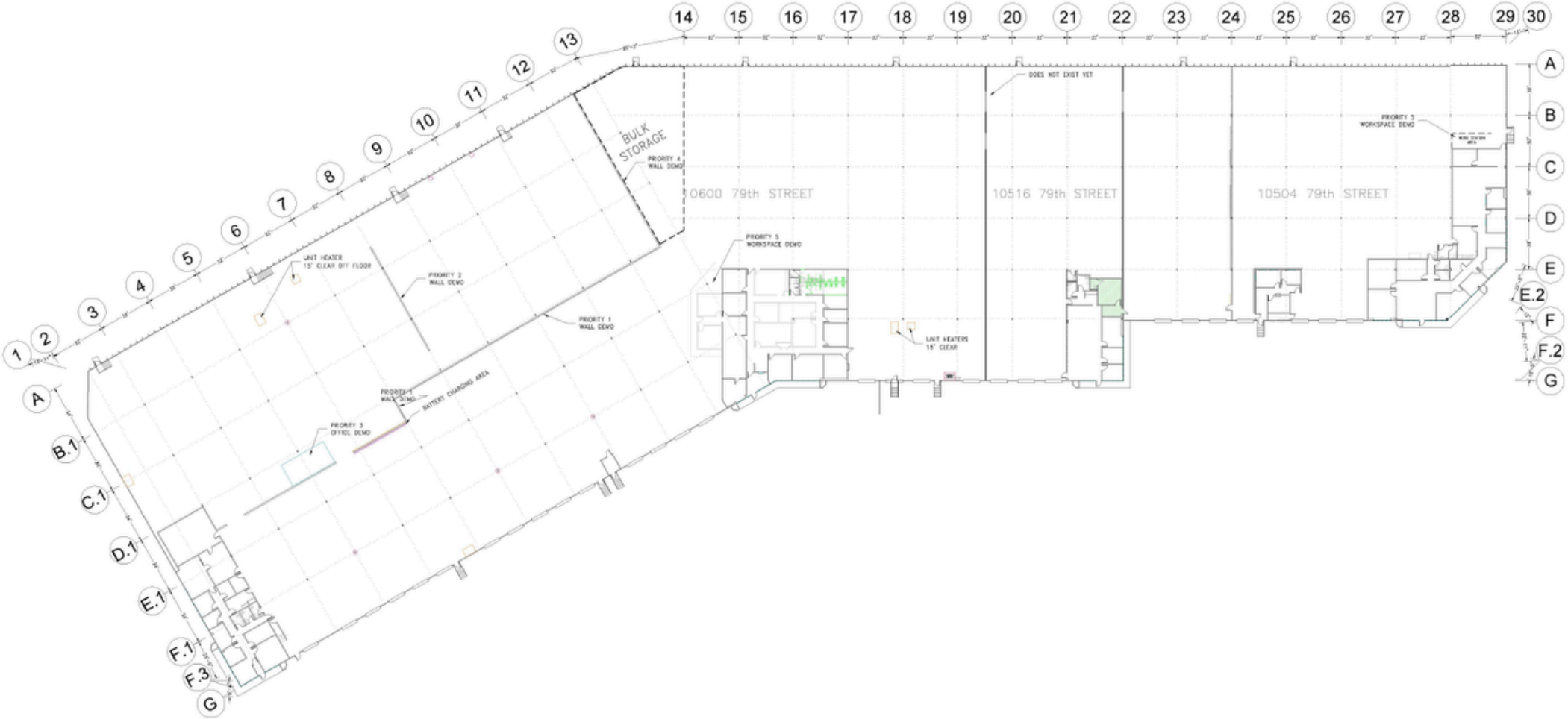
Building SF	± 155,213 SF, Potentially divisible, <ul style="list-style-type: none">○ ± 112,446 SF○ ± 67,052 SF○ ± 39,664 SF
Office SF	Over 10,000 SF of office in four separate office pods
Site Size	± 10.3 Acres
Building Dimensions	188' deep x 825' wide
Clear Height	24'
Loading	25 DH, 4 DI
Column Spacing	32' x 30'
Electrical	Varies per service. Four separate electrical service serving the building
Sprinkler	Wet
Parking	± 150
2025 Taxes	\$198,478 or \$1.29 PSF
Lease Rate	\$4.75/SF NNN
Sublease Term	Through October 31 st , 2028



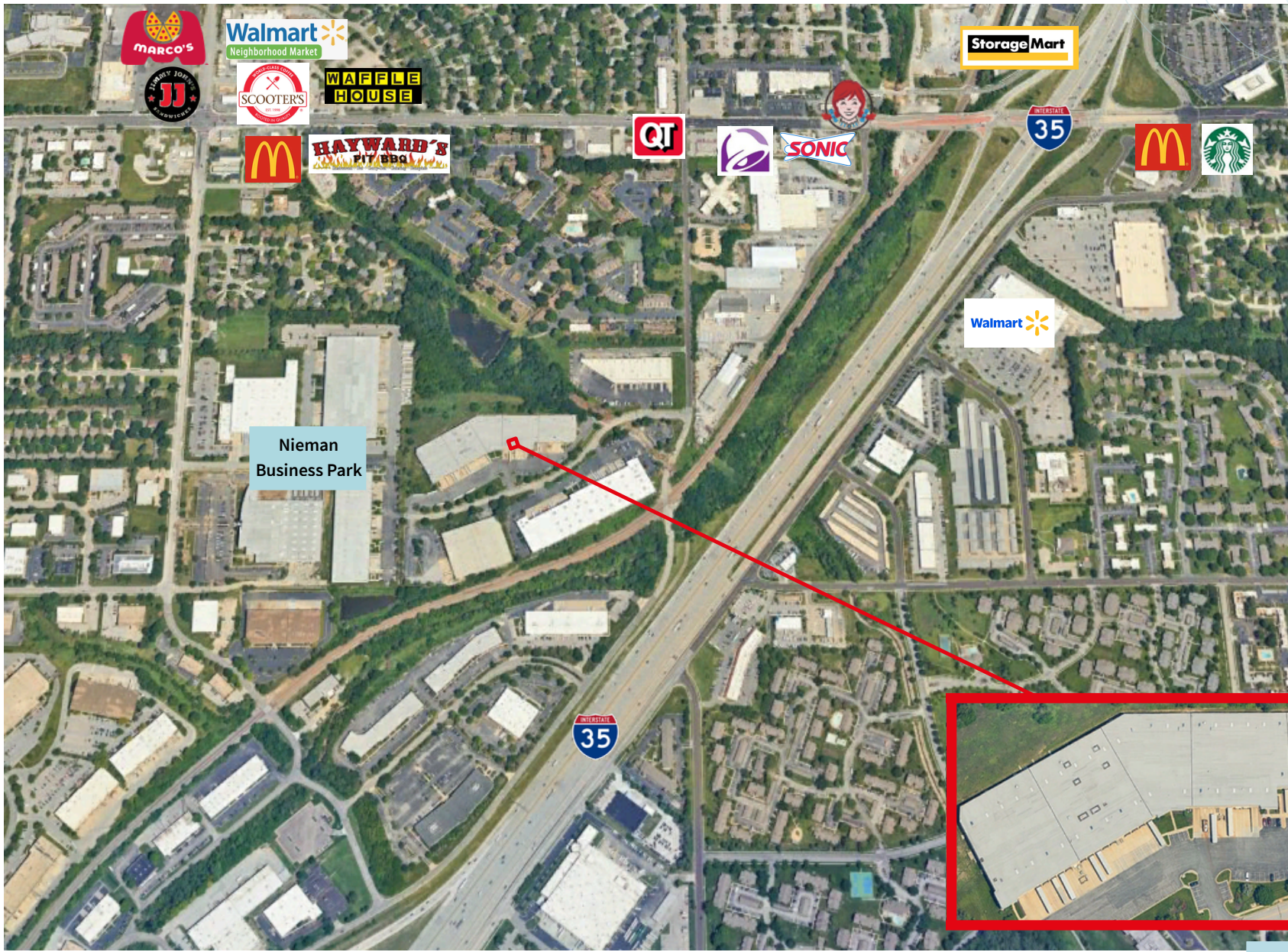
Site Plan



Floor Plan



Site Aerial



Nieman
Business Park

*Less than 0.5
miles to I-35
interchange*

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Jones Lang LaSalle Brokerage, Inc.