

For sale

Former T-Mobile Switch Facility
15481 W 110th Street
Lenexa, KS 66219

Building Size: 13,039 SF
Site Size: 0.935 Acres



JLL Portfolio Disposition Services

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List Price: \$1,295,000



Building Specifications:

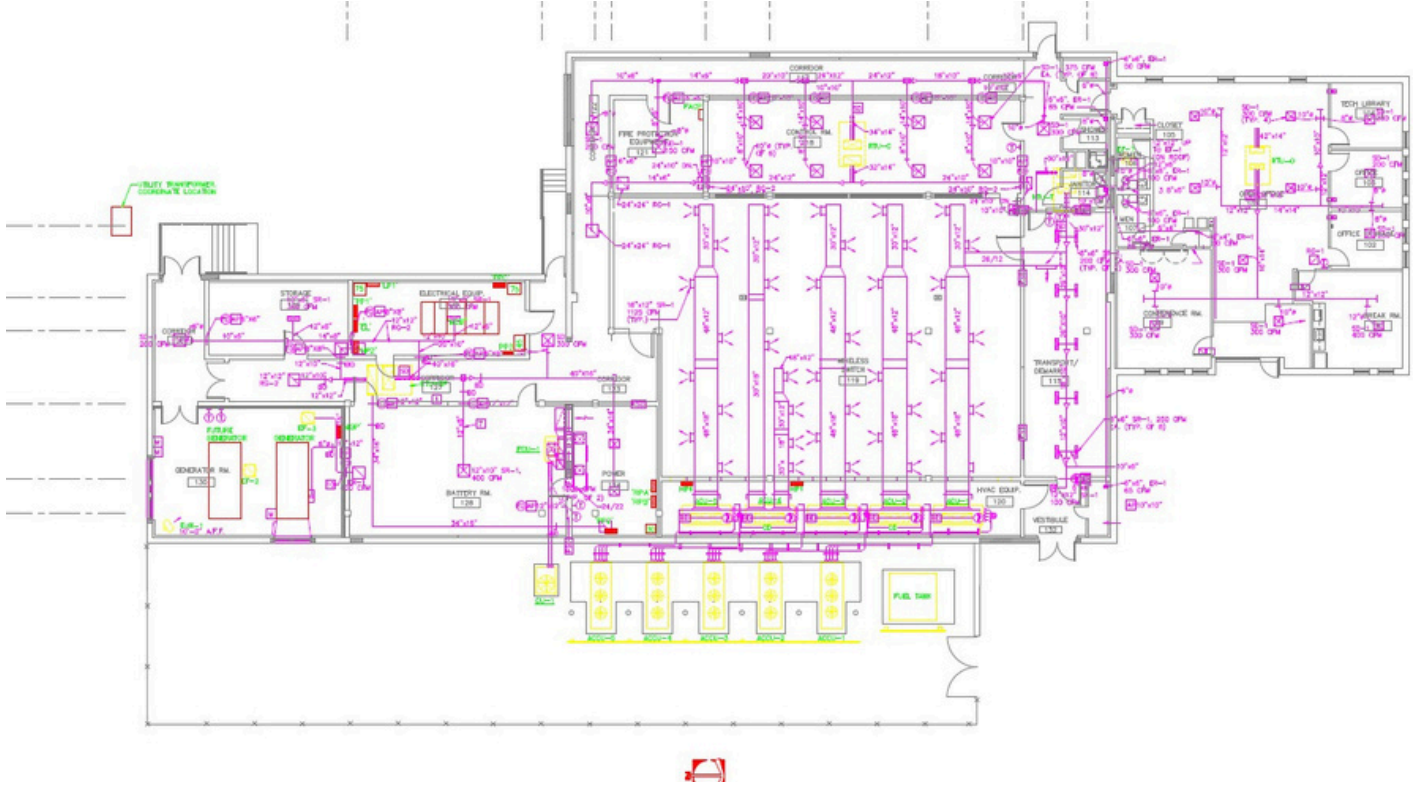
- Building SF: +/- 13,039 SF
- Site Size: 0.9355 Acres
- Parking: 8 Spaces
- Year Built: 1975
- Type Construction: Concrete
- Maximum Ceiling Height: +/- 14' non drop ceiling
- Number of Docks: None
- Number of Overhead Doors: None
- Number of Ramps: None
- Zoning Designation: BP2
- Sprinkler System: Wet Pipe
- Condition: Seller to remove servers, racks, batteries, and cabinets, otherwise "As-Is"
- Decommission Date: 7/1/2024
- Personal Property to Remain: Generator, HVAC, ATS, Fire Safety

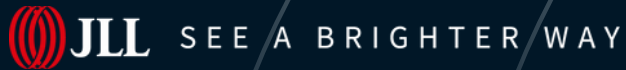
Electrical and Cooling Specifications:

- # of Cabinet Positions Possible: 208
- Commercial AC Capacity from Utility to Main Service Board: 1200 Amps, single 480V line
- Generator Capacity: 600 KW, N Redundancy
- HVAC: Condenser based
- Cooling Capacity: 145 gross tones, N+1 configuration
- # LTE enodeB Connections Terminating at Site: +/- 322
- Property is expandable from a server space, power and cooling perspective.

Property Highlights:

- Subject property is in a prime location within the Mill Creek Business Park, which is the most active industrial submarket in Lenexa. It is anchored by Amazon, UPS, JC Penney Distribution Centers, and MISH Hospital.
- Easy access to both I-435 and I-35.
- Two driveways provide access to both sides of the building.





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