

Lone Elm Commerce Center

BUILDING 1, 22610 W 167TH STREET, OLATHE, KANSAS



Available Space Highlights

- 112,000 SF(divisible) available for lease
- 32' minimum clear height
- 13 dock-high doors (expandable to 17)
- Constructed in 2018
- 50% Tax Abatement for 10 years
- \$5.40/SF NNN lease rate

Building Facts

- 210,054 SF modern Class-A building
- Excellent Johnson County
- Great access to I-35
- 7 miles to BNSF Intermodal
- FedEx Ground and FedEx Smartpost located on the same block
- Close proximity to amenities

CONTACT

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ZIMMER



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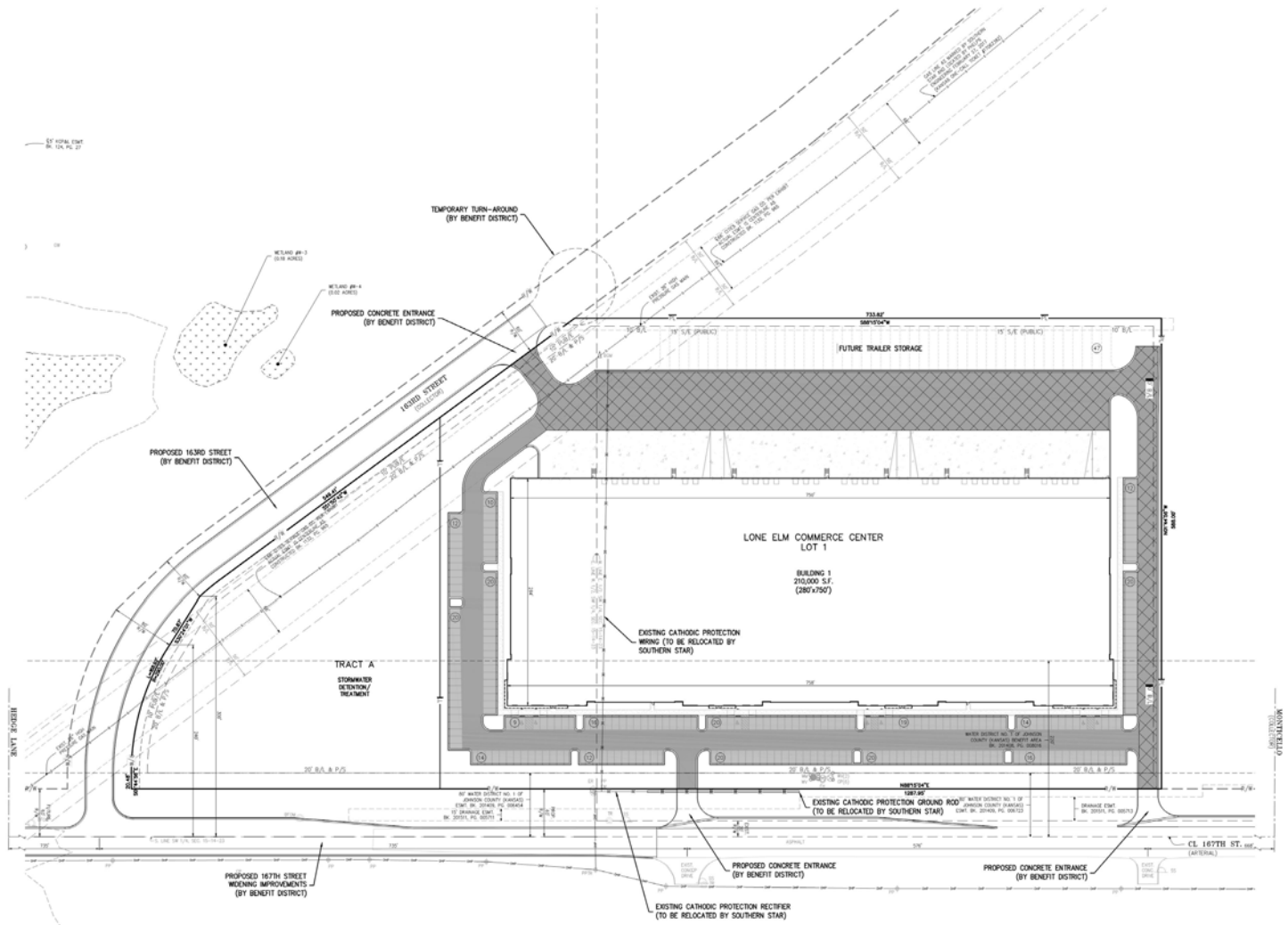
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Site Plan



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Floor Plan



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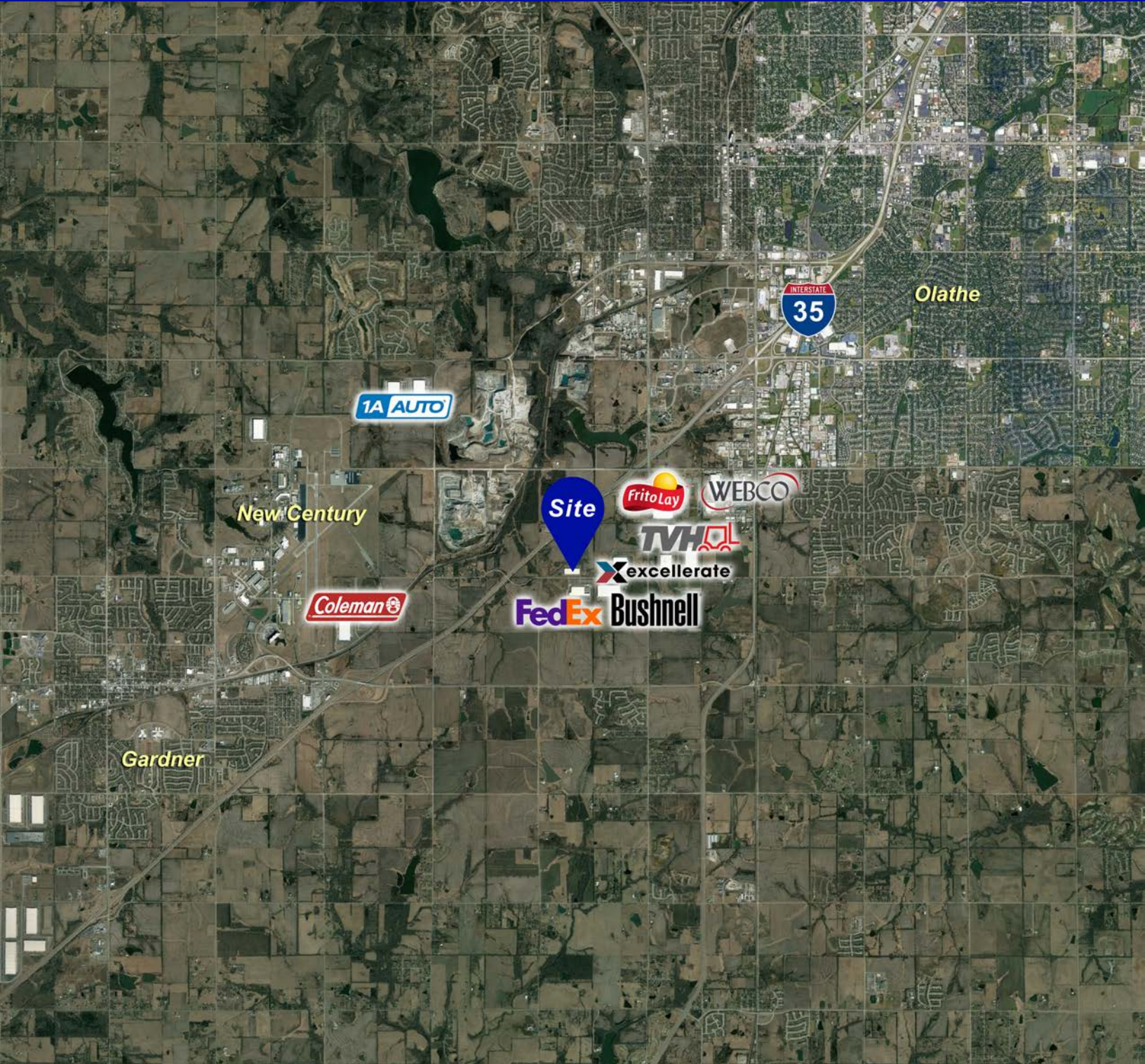
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Property Description

Building	210,054 SF
Available Space	112,000 SF (divisible)
Office Area	Build-to-suit
Available Space Dimensions	280' x 270'
Column Spacing	50' x 55' (60' speed bay)
Clear Height	32'
Roof	45 mil TPO
Sprinkler	ESFR
Floor Slab	7" concrete slab
Lighting	LED lighting provided to 25' candles
Loading Docks	(13) 9' x 10' dock-high doors (expandable to 17 dock-high doors) equipped with 35,000 lb. mechanical levelers and bumpers provided in base building
Drive-In Door	(2) 12' x 14' drive-in doors with automatic openers
Truck Court	135' with a 60' concrete pad (8" thickness)
Auto Parking	254 vehicle stalls (44 additional trailer stalls can be provided)
Power	NA
Gas Service	Atmos
Water Service	Water One; 16" water line along north side of 167th Street
Sewer Service	South Cedar Creek sewer district trunk line runs just south of Lone Elm Commerce Center and extends service to the center of the building
Zoning	M-2
Estimated Operating Expenses	Taxes: \$0.75/SF; Insurance: \$0.08/SF; CAM: \$0.28/SF
Rental Rate	\$5.40/SF, NNN

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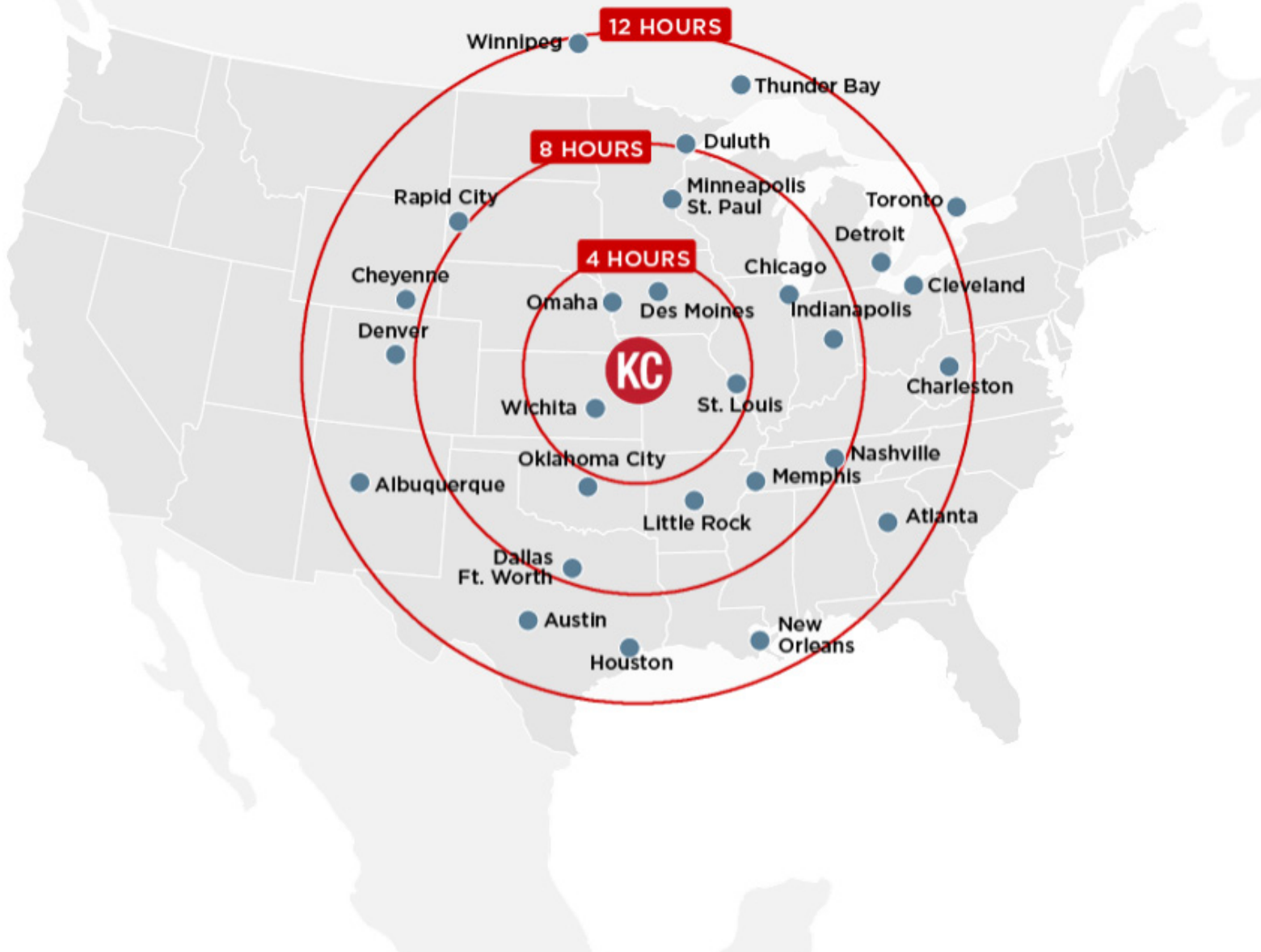
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Drive Time Map



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