



Excellent Location

- 249,150 SF bulk cross-dock facility
- Modern tilt-wall construction; energy efficient low E reflective glass
- 32' clear height
- Cross-dock loading; 26 - 9'x10' dock-high doors with pit levelers, 31 additional block-outs and 4 - 12'x14' drive-in doors
- Ample customer and employee parking
- Immediate access to I-35, I-435 and Highway K-10
- Energy efficient LED lighting
- ESFR sprinkler system
- Real estate tax abatement PILOT schedule for 10 years!

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Building Specifications

Address:	16301-16501 West 116th Street, Lenexa, Kansas 66219
Size:	249,150 SF (872' x 280') sitting on 15.8 ± acres of land
Bay Size:	65' x 54'6" at speed bays and in storage areas 50' x 54'6"
Clear Height:	32'
Floor Thickness:	Floors are 7" unreinforced, 4,000 PSI concrete on 4" of compacted granular fill
Warehouse Heating:	3 Make-up Air Units (MAU) that are evenly spaced at the ridge of the roof with a design criteria to provide 50 degrees inside temperature at 0 degrees outside temperature
Fire Sprinkler:	ESFR fire protection per NFPA-13. Design is based on a flow test of 76 PSI static, 72 PSI residual flowing at 1,300 GPM. It is designed for ESFR protection of Class I-IV commodities stored to a maximum storage height of 35' and a maximum deck height of 40'.
Roof Membrane:	45 mil TPO mechanically fastened roof system with R-20 insulation
Warehouse Lighting:	LED hi-bays to 25 ft candles A.F.F. on average
Warehouse Insulation:	Walls are R-11 stick-pin from 12' A.F.F. to the underside of the roof deck, and roof is R-20.
Internet and Voice Access	This is a prime corridor as Renner Boulevard has fiber in the street that connects to the sonet ring for the entire KC metro area. The copper provider is AT&T, while other fiber providers are: AT&T, T-Mobile, TW Telcom, Zayo Fiber, and Spectrum. Most providers can provide service to this building/park, as there is "Dark Fiber" in the street as well. Cable is provided by Spectrum.
Exterior Lighting:	Exterior lighting is provided on both the building and on poles in the loading and parking areas.
Electric Service:	The total service to the building will be 3,000 amps of 277/480 volt 3-phase with a house panel of 400 amps of 277/480 volt

Building Specifications

- Loading:**
- 26 - 9'x10' dock-hi doors with pits at all locations and 45,000-lb. Mechanical levelers with dock seals, bumpers and dock lights with receptacles
 - 31 additional block-outs for future dock doors
 - Dock-hi and drive-in doors will be insulated and each will have a vision panel
 - 12' wide x 14' tall drive-in doors at the 4 corners of the building

Dock Equipment: 45,000# mechanical pit levelers, dock seals, LED swing-arm dock lights, 2" insulated steal hi-lift dock doors with door perimeter weather stripping

Truck Court: 135' on both the north and south side

Parking: 363 cars

Zoning: BP-2 Planned Manufacturing

Utilities:
 Natural Gas: Atmos Energy
 Water: WaterOne
 Electricity: KCP&L
 Sewer: Johnson County Wastewater

Net Charges:
 (2021 Estimates)

CAM:	\$0.60
INS:	\$0.17
RE TAXES*:	\$0.53
Total:	\$1.30

***RE Taxes:** Real Estate Taxes are based on a PILOT Tax Abatement Schedule. Included within the tax billing is a separate charge for the Special Benefit District (SBD) assessment, which is fixed at \$0.39 PSF. The PILOT is a pre-agreed upon schedule starting at 80% abatement and gradually reducing to 55% abatement in Year 10. The value of the building is fixed at \$1.20 psf in Year 1 with 2% annual increases in value through Year 10. This creates a fixed real estate tax schedule after the PILOT abatement, that provides Year 1 Real Estate Taxes including the SBD, totaling \$0.53 PSF (\$0.14 PSF is the PILOT amount in Year 1). The 10-Year PILOT Schedule is available for review. The SBD payment will always be fixed to the land square footage for each building parcel, as the developable parcel sizes very rarely change. In the case of LLC E2, E3, and E4, they should not change at all as these parcels are already platted and being developed.

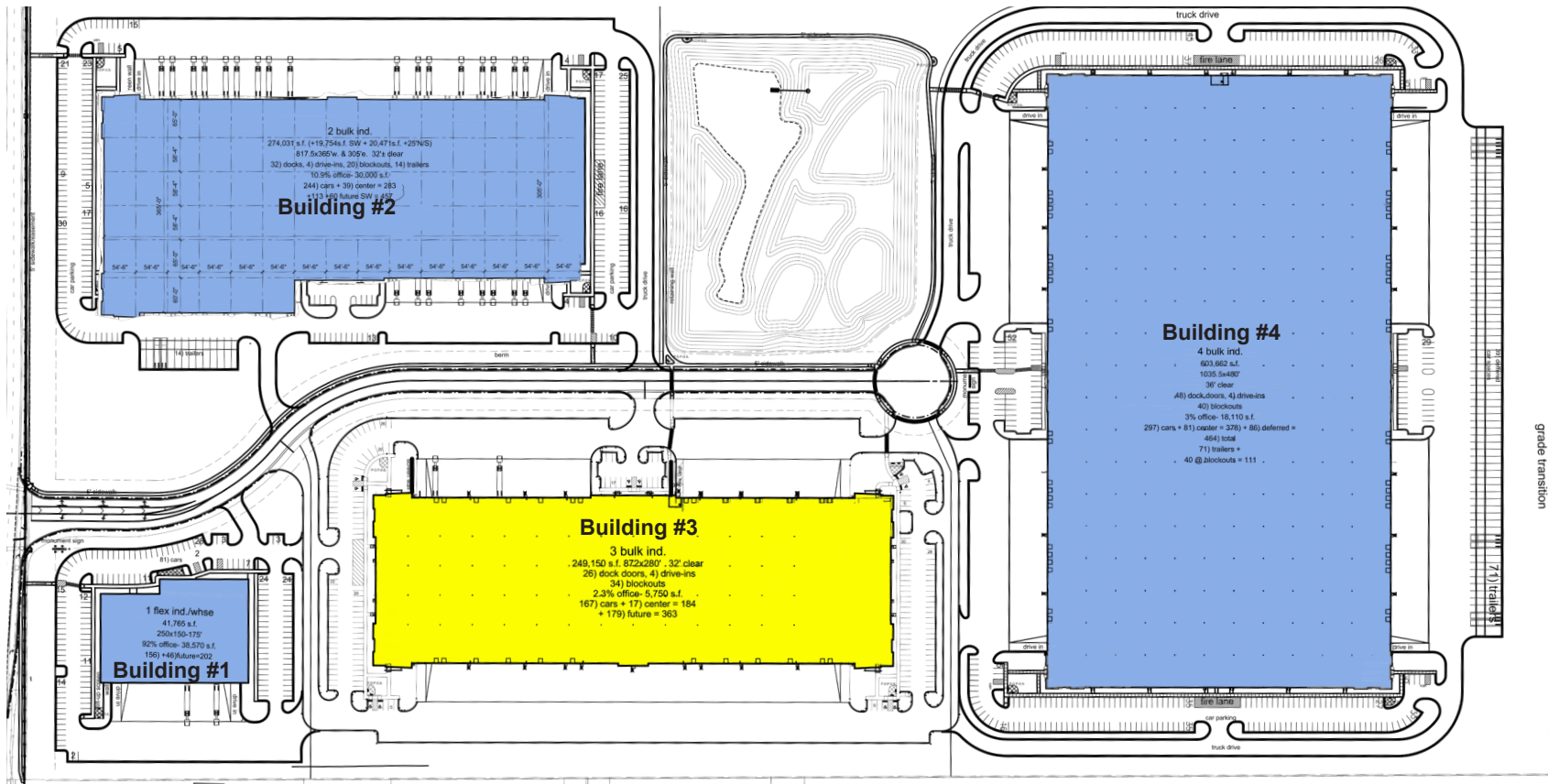
Note: Interchange improvements at I-35 and 119th Street will be made to help ease congestion. The overpass will become a diverging diamond, allowing for traffic flow and safety enhancements. Travel lanes will also be added on 119th Street and turn lanes will be added to I-35 exit ramps.

Lenexa Logistics Centre - East - Bldg. 3

16301-16501 West 116th Street, Lenexa, Kansas

For Lease

Proposed Preliminary Plans



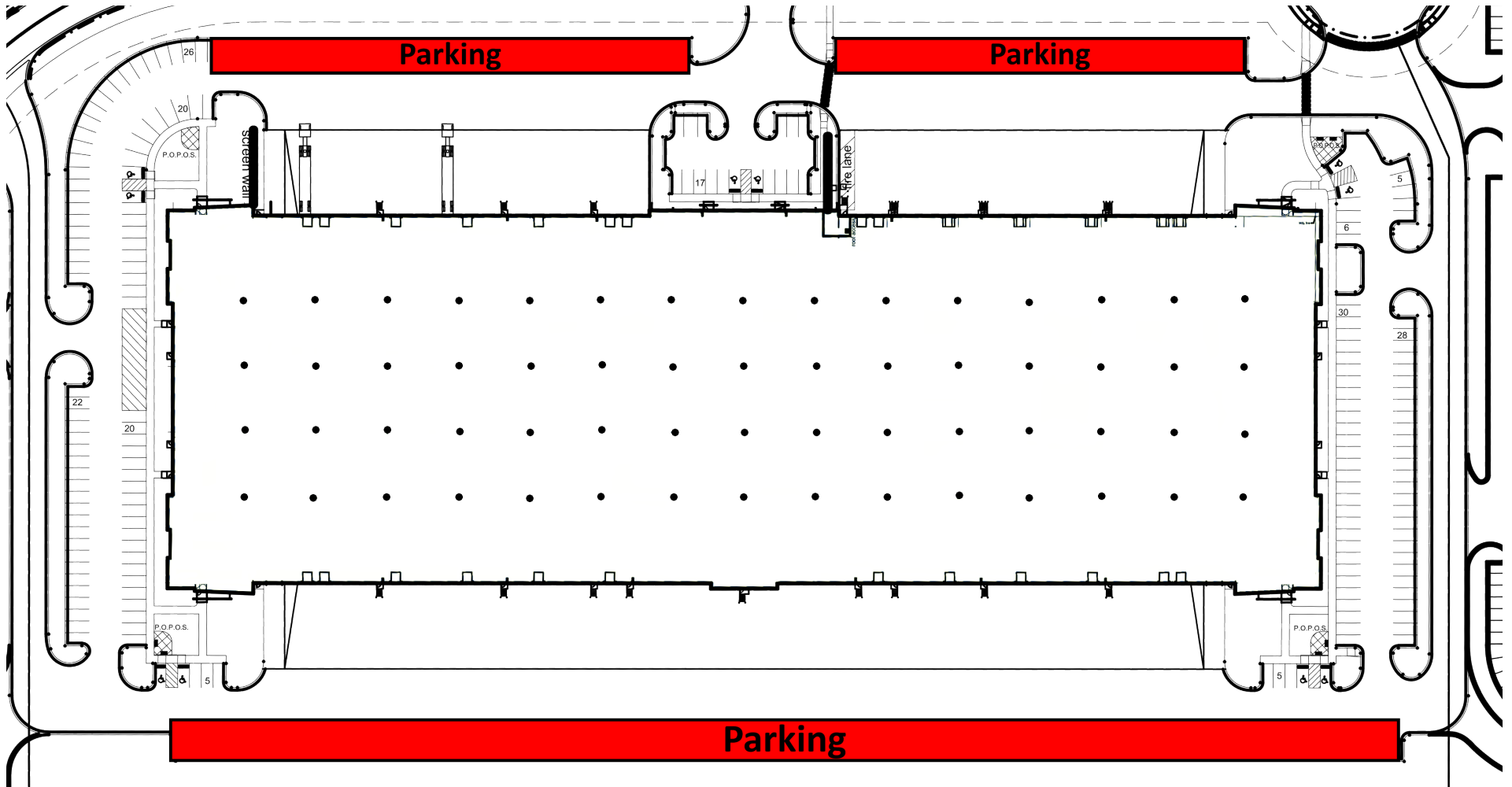
1. Flex Industrial/Warehouse	41,765 SF, 250'x150-175', Single Tenant - Construction BTS/TBS-Land for Sale
2. Bulk Industrial	274,031 SF, 817.5'x365', 32' clear, 28 dock doors, 4 drive-ins, 28 block-outs, Multi-tenant under constr.
3. Bulk Industrial	249,150 SF, 872'x280', 32' clear, 26 dock doors, 4 drive-ins, 34 block-outs, Multi-tenant
4. Bulk Industrial	606,580 SF, 1035.5'x480', 36' clear, 48 dock doors, 4 drive-ins, 40 block-outs, Multi-tenant

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For Lease

Site Plan



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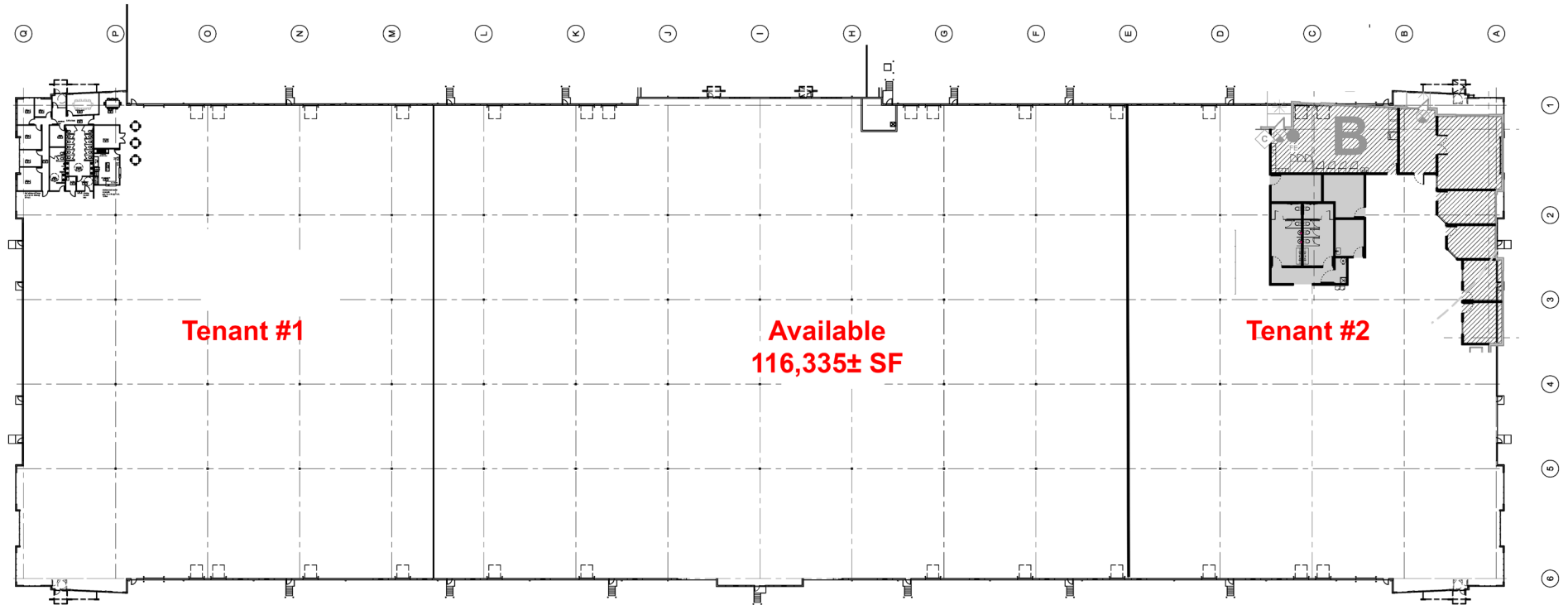
BLOCK
REAL ESTATE SERVICES, LLC

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Building 3 Floor Plan



1 floor plan
scale: 1/32" = 1'-0"
north

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Highway Access / Nearby Interchanges



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LENEXA LOGISTICS CENTRE NORTH PHASE II

BUILDING	SQ. FT.	STATUS
5	565,027 SF	Undeveloped
6/7	200,900 SF	Undeveloped
8	471,793 SF	Undeveloped
9	80,500 SF	Undeveloped/Sale Site
10	51,696 SF	Undeveloped/Sale Site
11	175,000 SF	Undeveloped
12	68,672 SF	Undeveloped/Sale Site
13	51,696 SF	Undeveloped/Sale Site

LENEXA LOGISTICS CENTRE SOUTH

BUILDING	SQ. FT.	STATUS
1	86,670 SF	Parking for Bldg. 4
2	72,000 SF	Undeveloped
3	72,000 SF	Developed & Sold
4	260,707 SF	Developed
5	354,055 SF	Developed
6	155,000 SF	Undeveloped
7	401,198 SF	Developed
8/9	194,193 SF	Undeveloped

PARK TOTALS

Total Lenexa Logistics Centre SF	5,361,166 SF
Remaining Undeveloped SF	2,688,137 SF

LENEXA LOGISTICS CENTRE NORTH PHASE I

BUILDING	SQ. FT.	STATUS
1	635,834 SF	Developed
2	142,777 SF	Developed
3	88,360 SF	Undeveloped
4	64,480 SF	Undeveloped

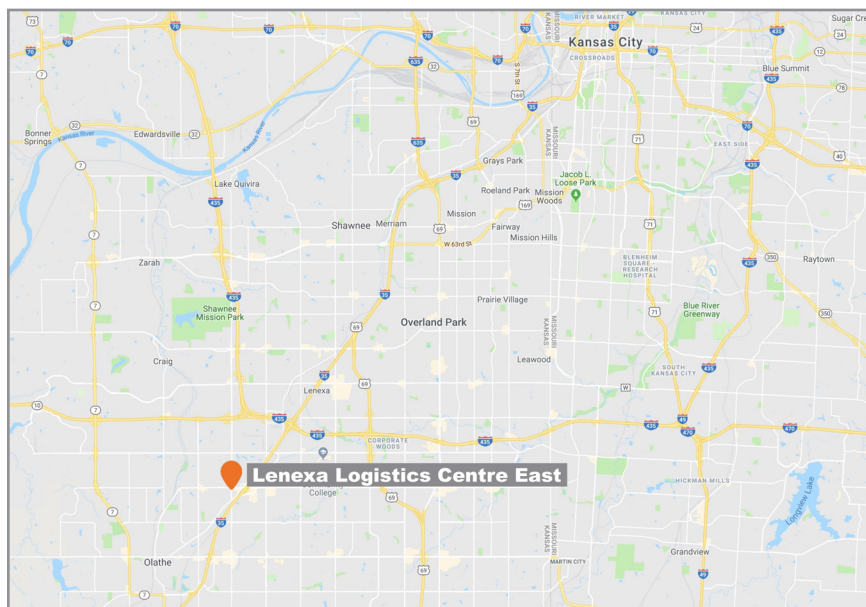
LENEXA LOGISTICS CENTRE EAST

BUILDING	SQ. FT.	STATUS
1	41,765 SF	Undeveloped
2	274,031 SF	Developed
3	249,150 SF	Developed
4	603,662 SF	Undeveloped

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