



FOR LEASE | NEW CONSTRUCTION

# Venture Park > Building 1

2325 VENTURE PARK DRIVE, LAWRENCE, KANSAS 66046

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Total Building SF:	153,310 SF
Available SF:	153,310 SF (divisible to 30,000 SF)
Office Area:	Build-to-suit
Site Size:	13.04 acres
Building Dimensions:	212' x 725'
Lease Rate:	\$5.65 PSF, net
Estimated Operating Expenses:	Taxes: \$0.55 PSF Insurance: \$0.10 PSF CAM: \$0.40 PSF
Clear Height:	28'
Column Spacing:	Typical 52' x 50'; speedbay 52' x 60'
Lighting:	LED
Sprinkler Specification:	ESFR
Loading Doors:	24 dock doors (9'x10'), 3 drive ins (14'x16')
Truck Court:	135'
Dock Door Knockouts:	16 available; 2 are oversized to accommodate additional drive ins
Dock Equipment:	Mechanical levelers (40,000 lbs) at 12 doors Dock seals and bumpers at all doors

Roof Specification:	60 mil TPO (4.4") (R30) Insulation
Floor Thickness:	7" unreinforced concrete (diamond dowel plates and dowel baskets at all construction and control joints)
Warehouse Heating:	Positive pressure direct gas-fired make-up air handling units minimum 60° @ 0° - outside
Electrical:	(1) 2000 amp, 277/480V, 3-phase building service
Utilities:	Electric: Westar Energy Water: City of Lawrence Gas: Atmos Energy Sewer: City of Lawrence
Auto Parking:	126 stalls + 8 ADA (210 future stalls)
Construction:	Concrete tilt up
R.E. Tax Abatement:	70% for ten (10) years
Zoning:	IG
Access:	Excellent access to K-10
Paving and Surfacing:	Driveway approaches and 60' wide truck dock aprons shall consist of an 8" concrete paving
Delivery Date:	4th Quarter 2018
Developer:	VanTrust Real Estate, LLC

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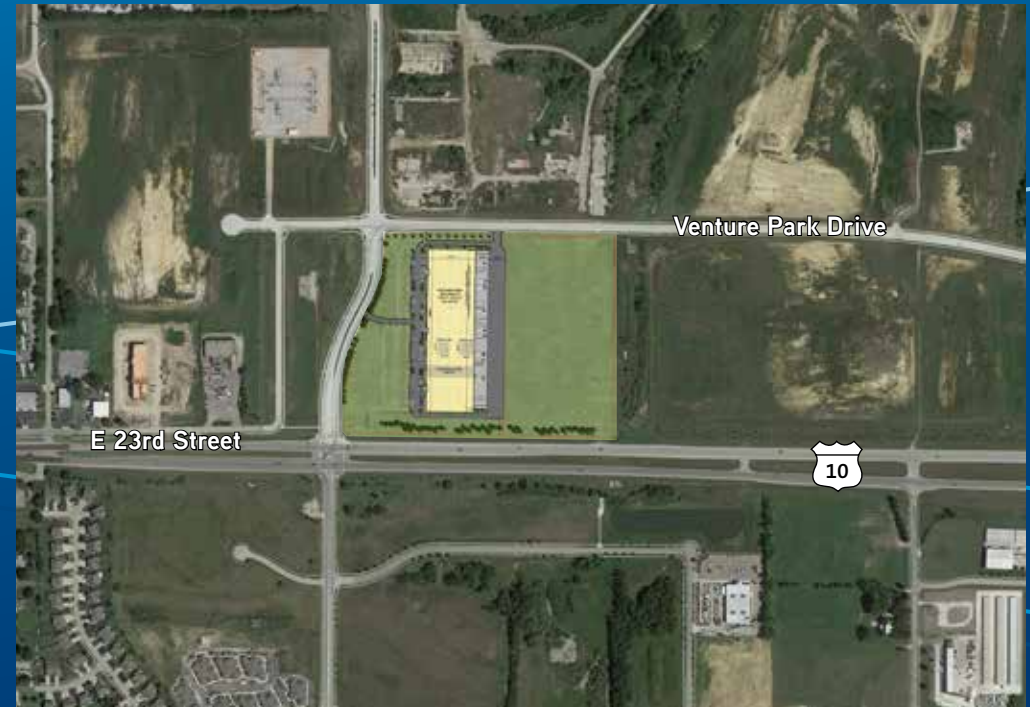
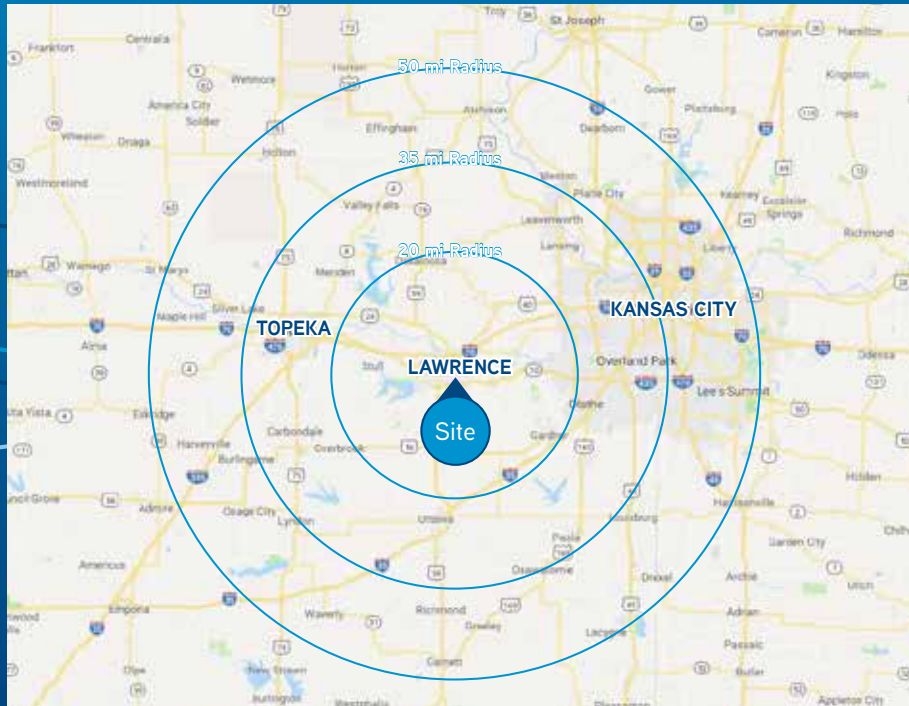
## SITE PLAN





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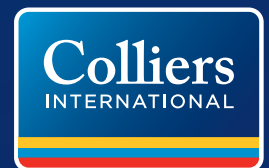
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