

# THE MERITEX<sup>®</sup> CO.

ESTD 1916

## Meritex Lenexa Executive Park

**SURFACE BUILDINGS 1 & 2 FOR LEASE**

9800 AND 9850 BRITTON | LENEXA, KANSAS



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## Property Highlights

Building Size	2 buildings, 120,000 SF each
Available Space	16,000 SF
Clear Height	28'
Drive-in Doors for Each Building	(4) 12'x14' with electric openers
Dock Doors for Each Building	(16) 9'x10' doors; 12 with 6'x8' 40,000 lb mechanical levelers, bumpers and dock seals at all doors, knock out panels for 19 additional dock doors
Column Spacing	50'x50' with 60' speed bay
Truck Court	185'
Auto Parking	400+ spaces
Office	BTS
Fire Sprinkler	ESFR
Electric Service	2000 amp, 277/480V 3 phase, rough-ins 6 future 277/480V services
Warehouse Lighting	LED
Floor Slab	7" non-reinforced concrete
Roof	60 mil TPO R20 insulation
Walls	Insulated precast concrete panels, meets 2018 energy code
Warehouse Heat	Gas-fired make-up air units to maintain 60 degrees with outside temperature of 0
Estimated Operating Expenses	<ul style="list-style-type: none"> <li>Real estate taxes - \$0.80/SF (50% abatement up to 10 years)</li> <li>Insurance - \$0.10/SF</li> <li>CAM - \$0.40/SF</li> </ul>
Location	Excellent access to K-10, I-435, and I-35
Base Rental Rate	\$8.00/SF, NNN
Available	Ready for tenant finish

## Site Plan





# Concept Development Plan



## Light Industrial Building Potential

#	Dimensions	SF	Clear Height
1	750' x 160'	120,000	28'
2	750' x 160'	120,000	28'
3	700' x 200'	150,000	32'
4	450' x 180'	81,000	28'
5	450' x 150'	67,500	28'
6	600' x 180'	108,000	28'



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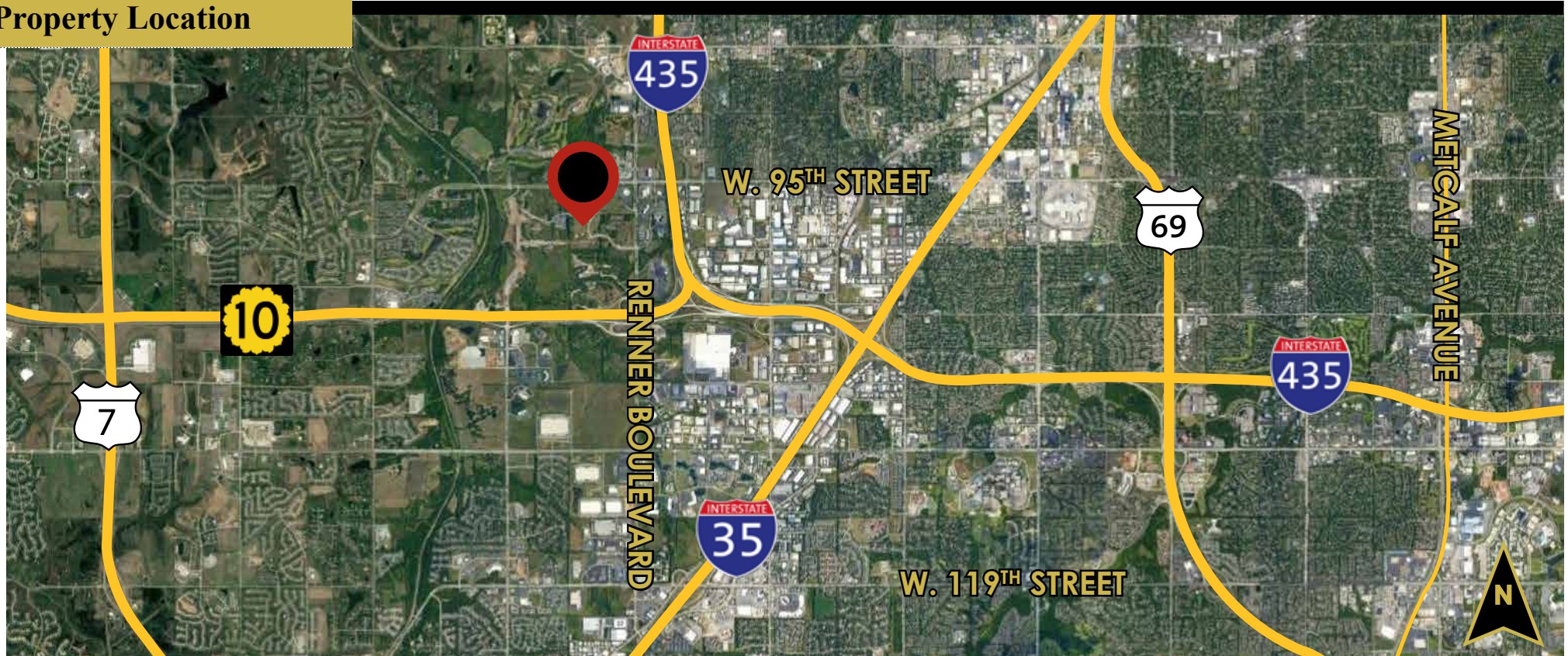
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