



# Lone Elm Logistics Center

16231 SOUTH LONE ELM ROAD, OLATHE, KANSAS

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## SITE PLAN



### Property Highlights

- › Premier central Johnson County location
  - Direct access to Lone Elm & 159th Street interchange
  - Abundant surrounding retail amenities
  - Superior access to central Johnson County labor pool
  - Within 20 minutes of downtown Kansas City, Missouri
  - I-35 visibility, 46,700 vehicles per day at 159th and I-35
- › Proximity to distribution hubs
  - FedEx Smart Post: < 1 mile
  - FedEx Ground: < 1 mile
  - FedEx Freight: 16 miles
  - UPS Freight: 20 miles
  - UPS Parcel: 8 miles
- › Proximity to rail hubs
  - BNSF: 7 miles
  - KC Southern: 16 miles
  - Union Pacific: 15 miles

### Building Features

- › 496,373 SF (divisible to 125,000 SF)
- › 36' clear height
- › 52 loading docks / 4 drive-in doors
- › 50' x 50' column spacing
- › ESFR sprinkler system
- › Abundant trailer / car parking

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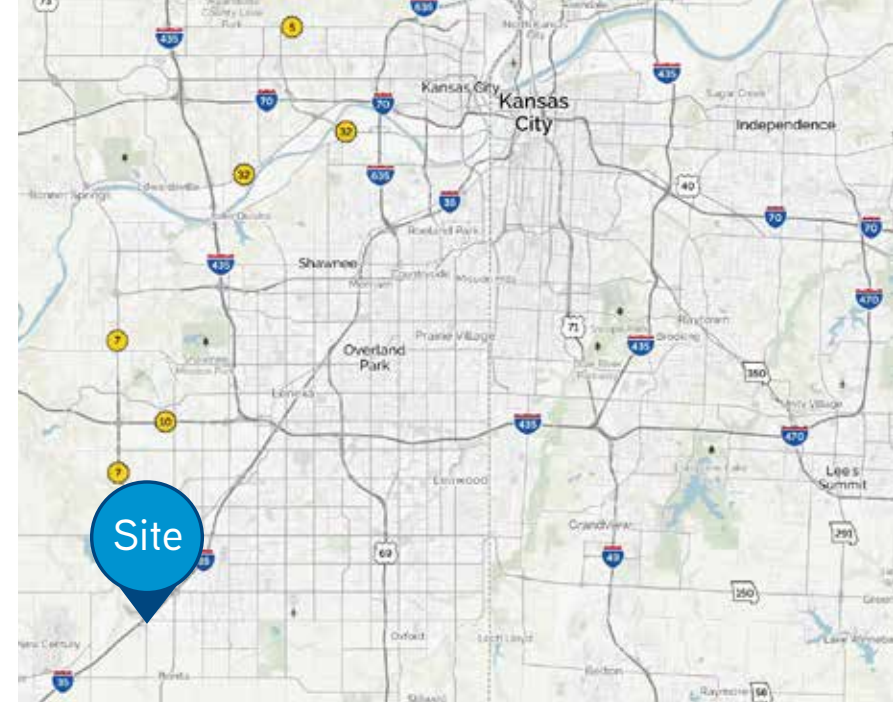
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Total Building SF:	496,373 SF (divisible to 125,000 SF)		
Office Area:	Build-to-suit		
Land Area:	29.22± acres		
Building Dimensions:	520' depth x 950' length		
Lease Rate:	\$3.50 PSF NNN		
Estimated Operating Expenses:	Property Taxes: \$0.52 PSF (50% tax abatement for 10 years) Property Insurance: \$0.06 PSF CAM: \$0.32		
Clear Height:	36' minimum		
Column Spacing:	50' x 50' (speed bays 50' x 60')		
Lighting:	LED		
Sprinkler Specification:	ESFR		
Loading:	(52) 9' x 10' loading docks; (44) 9' x 10' future loading dock positions; (4) 12' x 14' drive-in doors		
Truck Court:	130' - 135'		
Dock Equipment:	Fully equipped		
Structure:	The exterior walls are 9-1/4" uninsulated load bearing tilt-up concrete wall panels with reveals and decorative accents. The structural system consists of steel columns supporting steel joist girders and bar joists. The factory painted white metal roof deck is 1-1/12", 22-gauge, type B, wide rib.		
Roof Specification:		45 mil single ply white TPO membrane mechanically fastened with a R-26 value and a manufacturer's warranty of 15 years. Roof drainage is provided by interior downspouts tied into the underground storm sewer system.	
Glazing:		The exterior glazing system is 1" insulated, clear with hard coat low-E in clear anodized, thermally-broken aluminum frames. Recessed, raised storefront windows on the northwest and southwest corners of the building.	
Floor Slab:		7" unreinforced concrete slab on grade with a 4" compacted granular base. The overall floor flatness is FF 35 and overall floor levelness is FL 30. All floor slab construction and control joints are caulked.	
Warehouse Heating:		4 Cambridge S-2200, 2.2 MBTU, make up air units	
Electrical:		3,000 amps; 277/480v; 3 phase	
Utilities:		Electric: KCPL Water: WaterOne Gas: Atmos Energy Sewer: City of Olathe	
Auto Parking:		108 auto parking spaces provided; 426 future auto parking spaces available	
Trailer Storage:		(40) 9' x 10' trailer parking positions; (22) 9' x 10' future trailer parking positions on south side; additional trailer parking available on north side; (7" unreinforced) truck apron extending 60' from face of building. All truck maneuvering and truck drive areas consist of 8" compacted asphaltic concrete mix on compacted subgrade.	
Floor Sealed:		Yes	
Zoning:		M-2	

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