

FOR LEASE > INDUSTRIAL SPACE

Lone Elm 515

16600 S THEDEN STREET, OLATHE, KANSAS



Property Features

- > Total Building Size: 515,132 SF
- > Available Space: 194,200 SF
- > Divisible To: 78,950 SF
- > Office Size: BTS
- > Land: 43 acres
- > Zoning: MP-2
- > Year Built: 2017
- > Construction: Insulated tilt wall concrete sandwich panels
- > Roof: 45 mil, R-25, mechanically fastened TPO membrane roof
- > Building Dimensions: 953'x540'
- > Column Spacing: 60' wide x 52.5' deep; 60'x60' speed bays
- > Floor: 7" concrete slab (4,000 PSI); diamond dowel plates and dowel baskets at all construction and control joints; FF 55, FL 35
- > Clear Height: 36'
- > Loading: 56 - 9'x10' docks with knockout panels at remaining bays; 4 - 12'x14' drive-in doors
- > Dock Equipment: Seals, bumpers and 40,000 lb mechanical levelers at all docks
- > Truck Court: 135' depth (60' concrete pad)
- > Car Parking: 360 cars (1188 additional spaces can be added)
- > Trailer Parking: Up to 75 off-building stalls can be added
- > Fire Suppression: ESFR
- > Heating: Cambridge, direct gas-fired air make-up units mounted on roof; 60" inside at 0" outside
- > Lighting: T-5 fluorescent (5 FC average throughout with 30 FC average at speed bays)
- > Electrical Service: 2000 amp 277/480v, 3 phase services;
- > Utilities:
 - > Electric: Kansas City Power & Light
 - > Gas: Atmos Energy
 - > Sewer: City of Olathe
 - > Water: WaterOne
- > Access: Less than 1 mile to I-35 via 159th Street interchange
- > Lease Rate: \$2.95 PSF, NNN
- > Annual Operating Expenses:
 - > Taxes: \$.63 PSF
 - > Insurance: \$.10 PSF
 - > CAM: \$.15 PSF
- > Tax Abatement: 10 years (fixed PILOT)

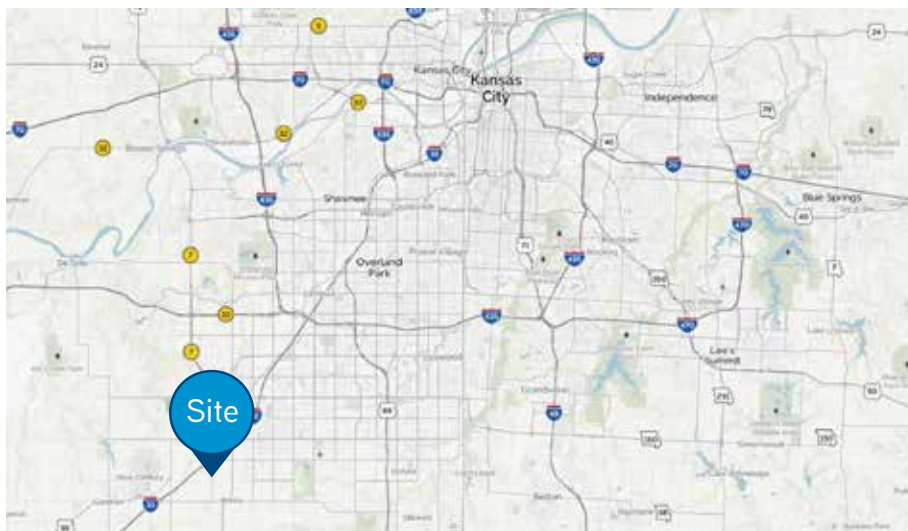
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