



Great Plains



Commerce Center - Bldg. A

NEC 159th St & I-35
Olathe, KS

SPECULATIVE BUILD

±236,160 SF
Class A Office / Warehouse

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Great Plains Commerce Center

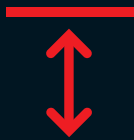
Bldg. A
NEC 159th St. & I-35



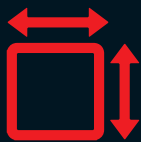
±236,160
Square Feet



14.23
Acres



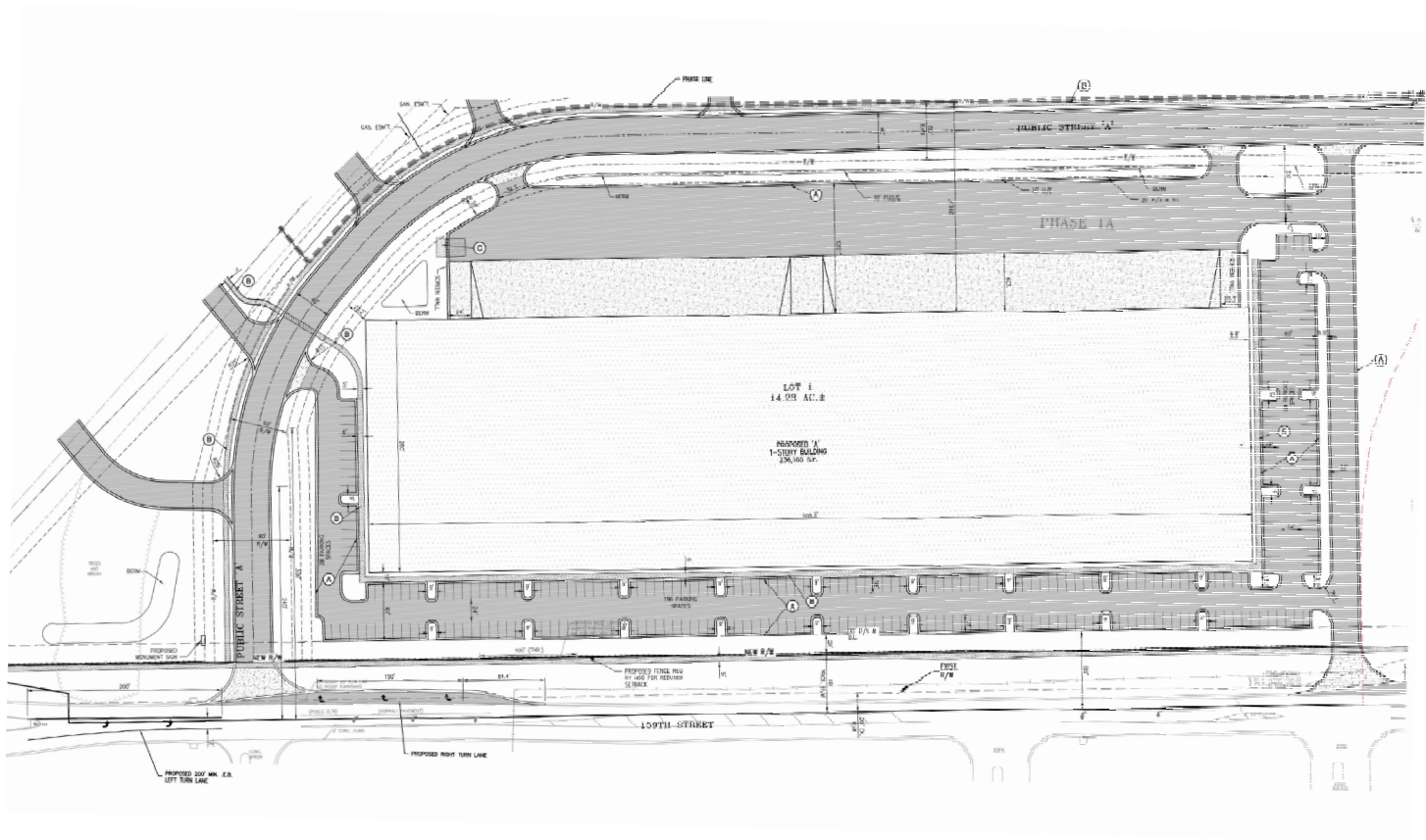
32'
Clear Height



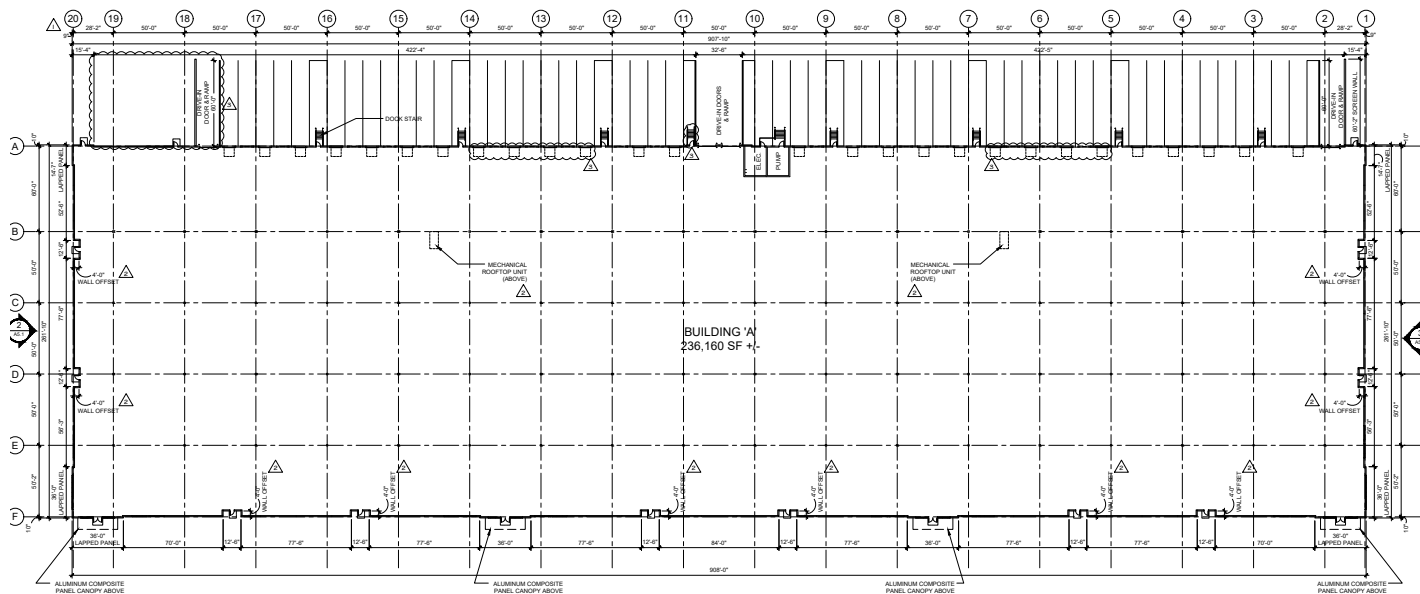
50'
Column Spacing

Building Size	± 236,160 SF
Availability / Divisibility	± 33,740 - 236,160 SF
Dimensions	± 260' x 908'
Office Space	BTS
Construction	8" Tilt Wall Concrete
Clear Height	32'
Floor	7", 4,000 psi, unreinforced
Bay Spacing	50' x 50' typical, 60' speed bay
Fire Protection	ESFR
Loading	DH: (27) 9' x 10' w/ 40K lb leveler, seal, chocks, lights and bumpers (expandable by 21) DI: (4) 12' x 14'
Truck Court	135' with 60' concrete span
Electric Service	2,000 Amp, 480/277 volt, 3 phase
Lighting	LED average
Heat	Makeup Air gas-fire units, 50 degree @ 0 degree ext.
Parking	279 stalls
Zoning	M-2
Delivery	Q4 2022
Base Rent	\$5.50 - \$6.50/sf NNN
Taxes	\$0.75/sf; 10 year abatement
Insurance	\$0.10/sf
CAM	\$0.30/sf

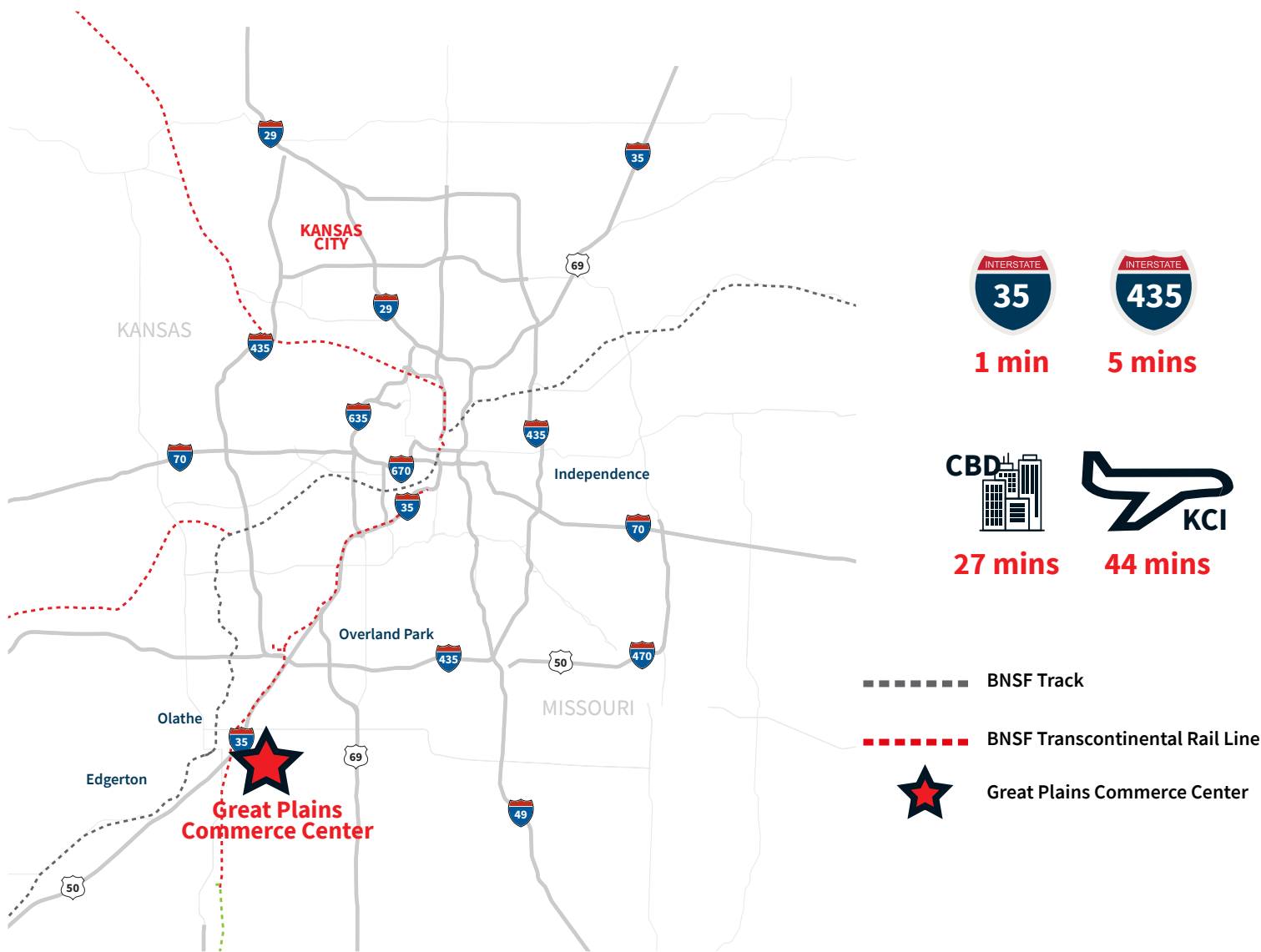
OVERALL SITE PLAN



BLDG A FLOOR PLAN



LOCATION & DEMOGRAPHICS OVERVIEW



Total Population



Number of Households



Median Household Income



Median Home Value



Contact

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