



Great Plains

commerce center

Building C

15770 S. Theden Street, Olathe, KS 66062

SPECULATIVE BUILD

±140,264 SF

Class A Office / Warehouse

Delivery Q1 2024

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GREAT PLAINS COMMERCE CENTER

Building C

15770 S. Theden Street, Olathe, KS 66062



±140,264

SQUARE FEET



9.2

ACRES



32'

CLEAR HEIGHT



50'

COLUMN SPACING

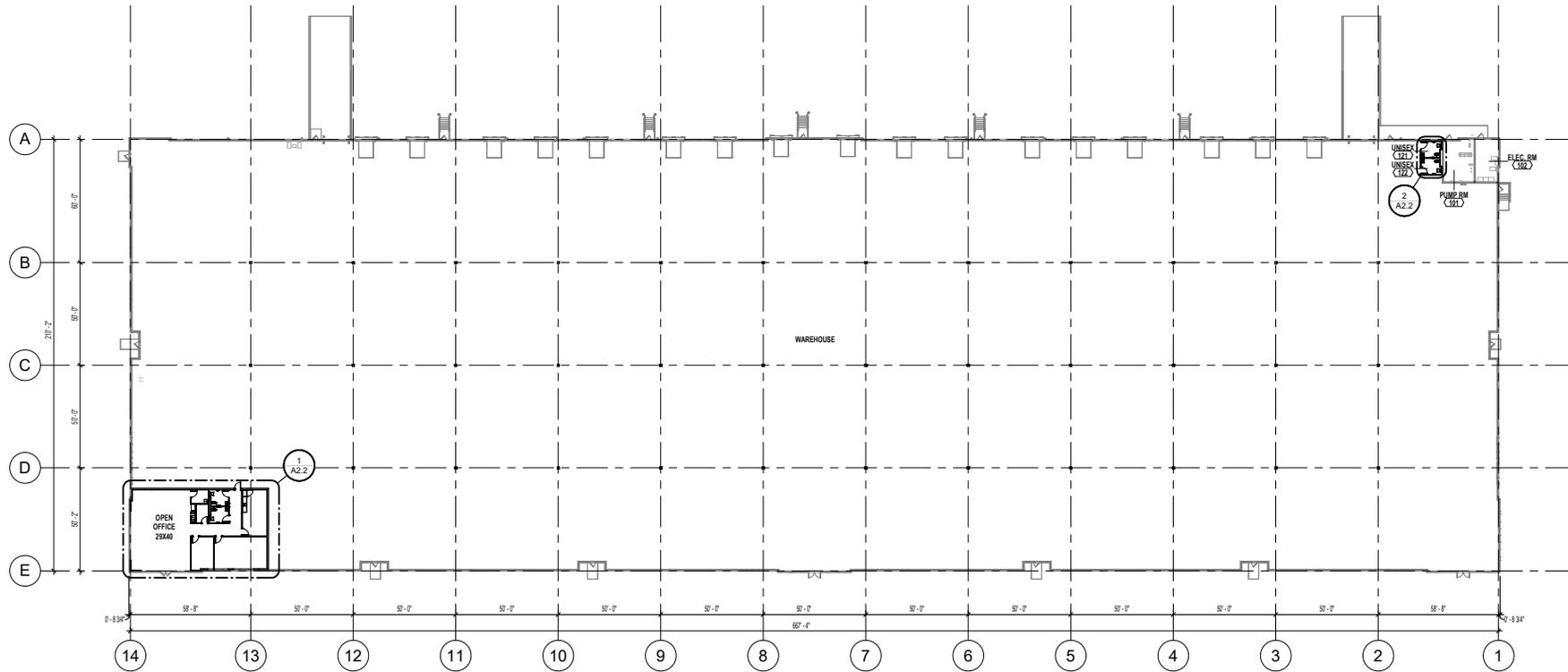
BUILDING SPECIFICATIONS

Building Size	140,264 SF
Availability/Divisibility	± 21,000 - 140,264 SF
Dimensions	± 210'x668'
Office Space	3,000 SF office area with open office, one private office, conference room and break room
Construction	8" Tilt Wall Concrete
Clear Height	32'
Floor	7", 4,000 psi, unreinforced
Depth/Bay Spacing	210' Building depth / 50'x50' typical bay, 60' speed bay
Fire Protection	ESFR
Loading	DH: (17) 9'x10' w/40K lb leveler, seal, chocks, lights and bumpers (expandable by 16) DI: (2) 12'x14'
Truck Court	135' with 60' concrete apron
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	129 stalls
Zoning	M-2
Delivery	Q1 2024
Base Rent	TBD
Taxes	\$0.68/sf; 10 year abatement
Insurance	\$0.10/sf
CAM	\$0.30/sf

OVERALL SITE PLAN



BUILDING C FLOOR PLAN



 **1** OVERALL FLOOR PLAN
A2.1 1" = 30'-0"

LOCATION & DEMOGRAPHICS OVERVIEW

KCI



1
MINUTE



5
MINUTES

BD

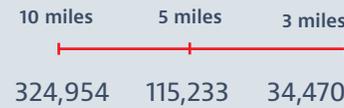


27
MINUTES

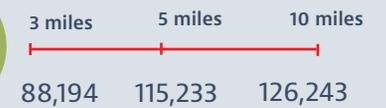


44
MINUTES

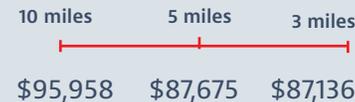
Total Population



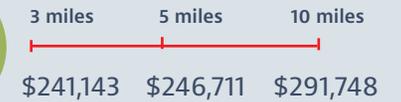
Number of Households



Median Household Income



Median Home Value



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 **CANDLEWOOD SUITES**



 **QuikTrip**

 **Panera BREAD**
 **IHOP**


159th Street







Contact

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