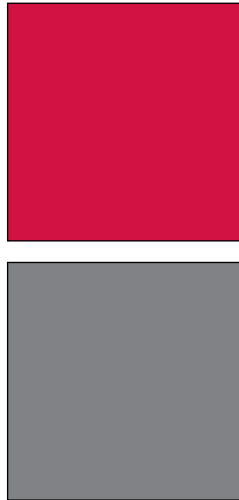
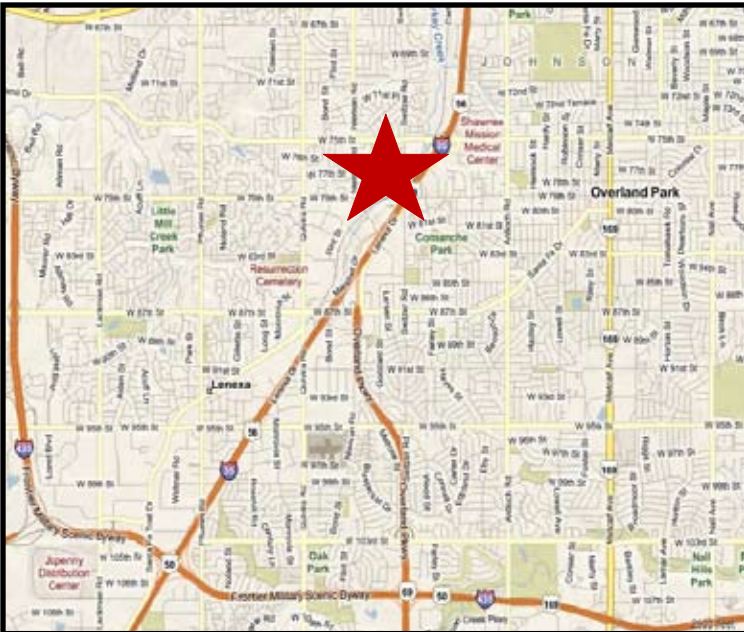


INDUSTRIAL PROPERTY FOR LEASE
SWITZER II
 10601 W. 79th Street
 Shawnee, Kansas

Property Highlights

- 79,500 SF available
- 8,625 SF office
- \$4.95 PSF Net
- Rail served
- 24' ceiling height
- 10 dock high doors
- 1 drive-in door
- Wet sprinkler
- Easy access to I-35 at 75th Street and 87th Street interchanges



For more information or to schedule a tour, give us a call.

Kevin Wilkerson
 913.469.4601 Direct
 wilkerson@capital-kc.com

Phillip L. Algrim
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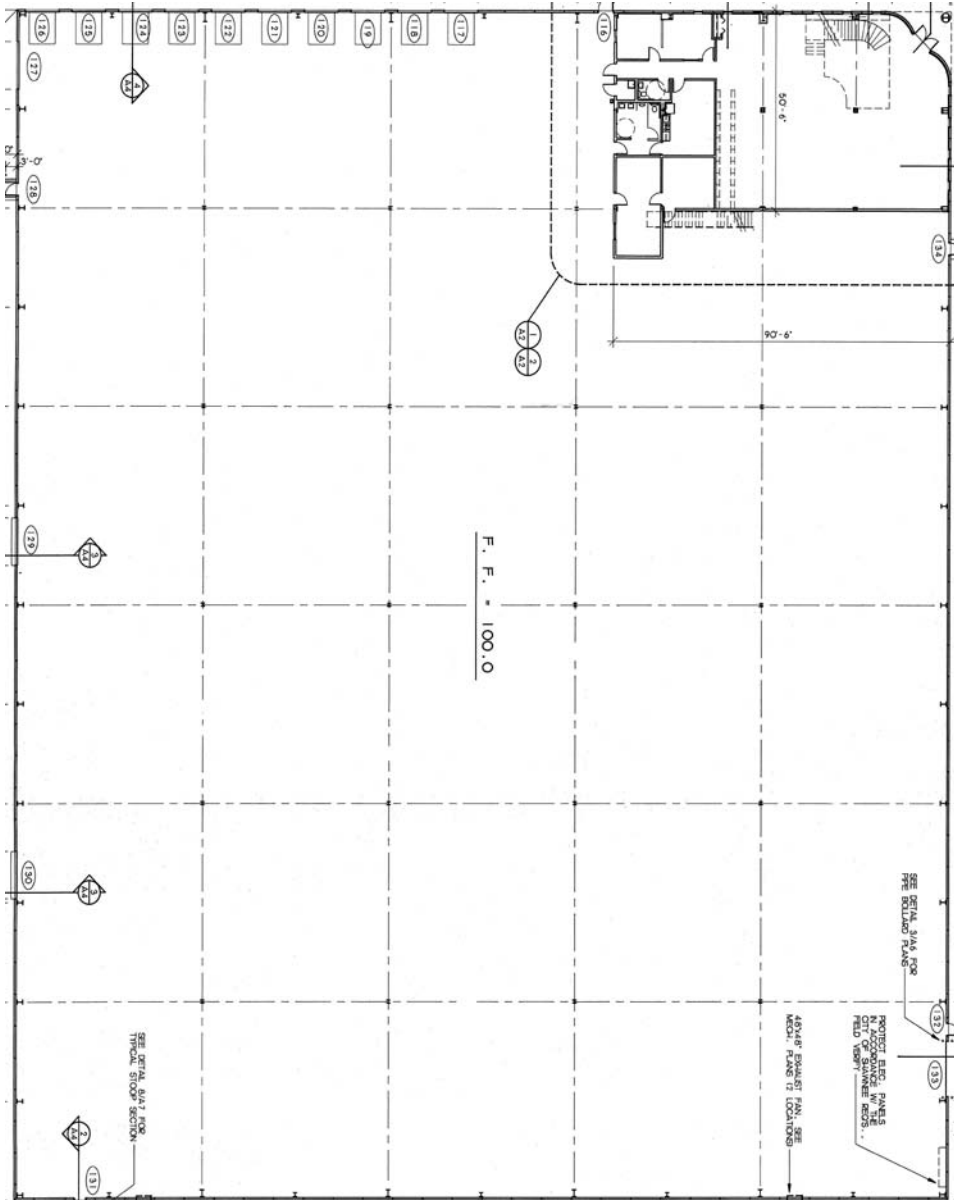
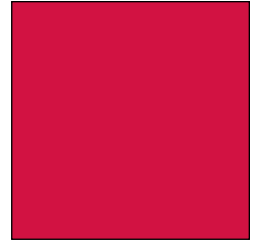
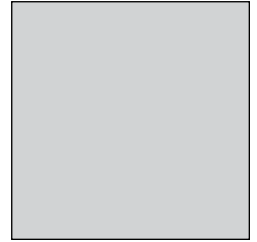


Commercial Real Estate Services, Worldwide.

7500 College Boulevard • Suite 920 • Overland Park KS 66210

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

SWITZER II
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Shawnee, Kansas



79,500 SF

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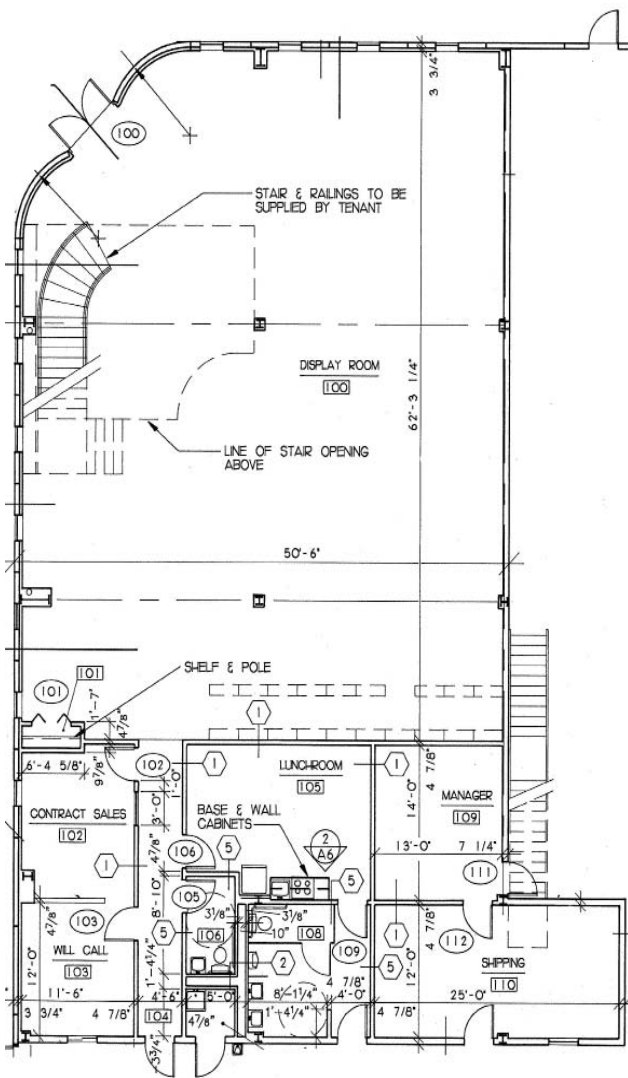
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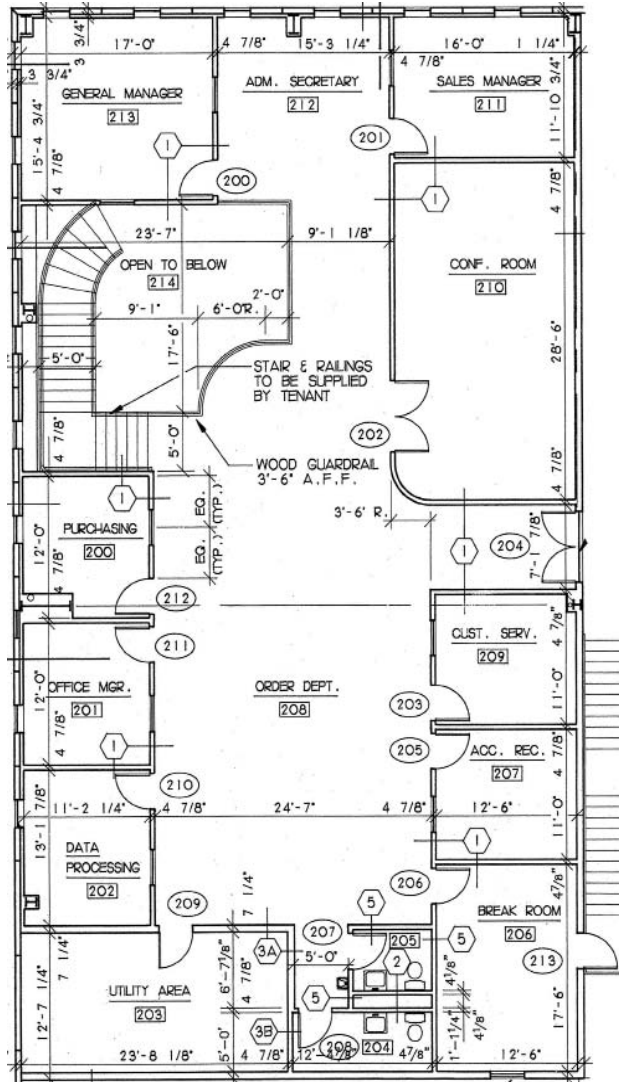
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SWITZER II
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First Floor



Second Floor

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Switzer II

Project:	10601 West 79 th Street Shawnee, Kansas 66214
Building Type:	Bulk distribution building
Available Size:	Approximately 79,500 square feet
Office Area:	Approximately 8,625 square feet on two (2) floors
Space Dimensions:	Approximately 300' depth x 250' width
Column Spacing:	50' wide x 50' deep
Loading:	10 (9' x 10') dock-high doors; 1 (14' x 14') drive-in door
Dock Equipment:	10 pit levelers 9 dock shrouds
Truck Court:	55' concrete truck apron and 150' overall
Clear Height:	24' to 28', below bar joists
Floor Slab:	Approximately 5.5" concrete with wire mesh over crushed stone
Exterior Walls:	Concrete tilt-up panels and pre-engineered metal panels
Fire Sprinklers:	Wet system (Warehouse = .47 over 2,000 sq. ft. Class III commodity)
Power:	1,200 amps 277/480 volt, 3 phase, 4 wire
Parking:	83 striped parking spaces
Trailer Storage:	55' x 125' area available
Electrical:	KCP&L – provider
Gas:	Kansas Gas Service – provider
Water:	Johnson County Water District No. 1 – provider
Sewer:	Johnson County Wastewater – provider
Zoning:	PI – Planned Industrial
2009 Real Estate Taxes:	\$1.19 PSF