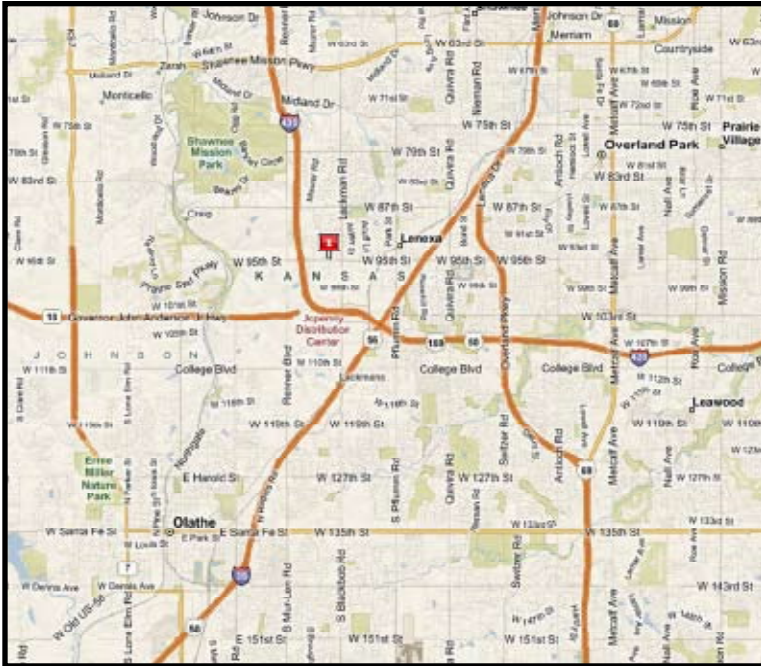


INDUSTRIAL PROPERTY FOR LEASE
KANSAS COMMERCE CENTER
 15319 West 95th Street
 Lenexa, Kansas



Property Highlights

- Bldg. 5A - 47,778 SF Building
- 5,224 SF available
- 700 SF warehouse space
- \$10.00 PSF
- 14' ceiling height
- 1 drive-in door
- Wet sprinkler system
- Fully remodeled
- Located on 95th Street west of Lackman
- Easy access to I-435, I-35 and K-10

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

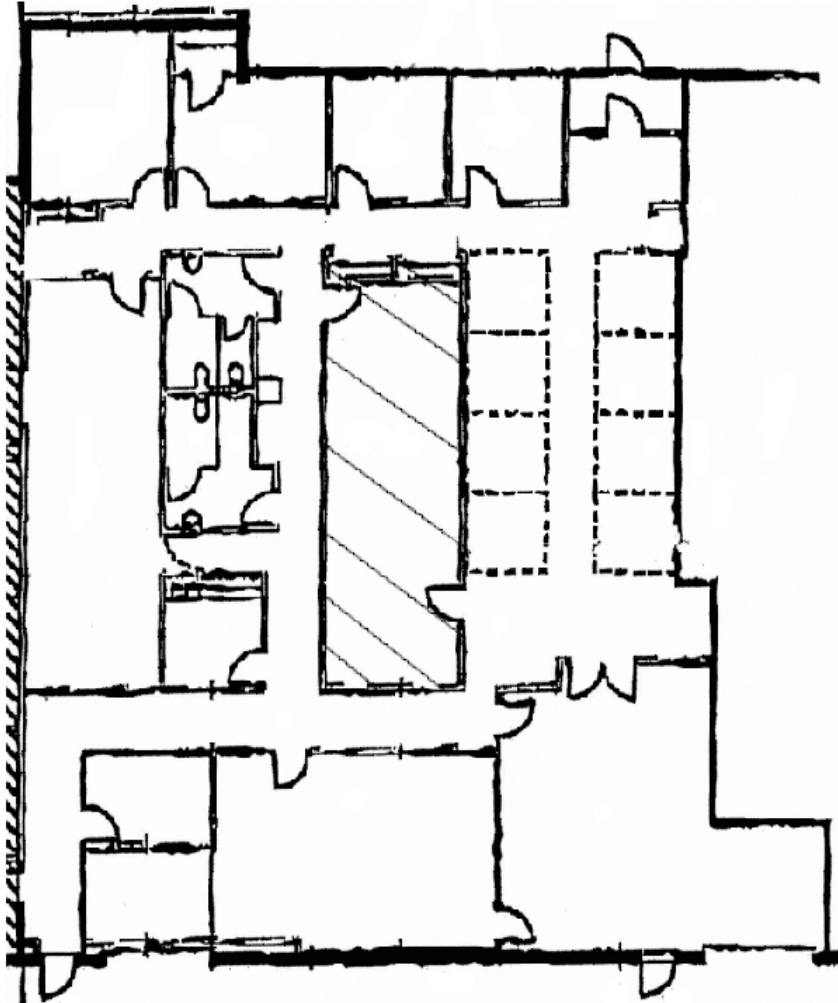
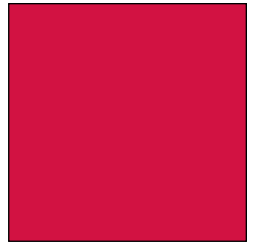
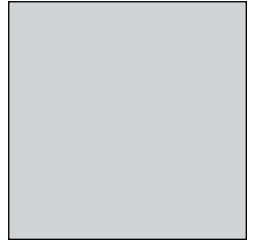
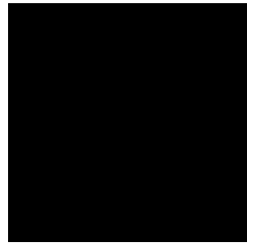
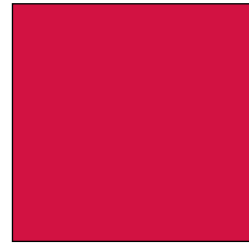
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

www.capital-kc.com

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15319 West 95th Street

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Building 5A - 5,224 SF

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**Kansas Commerce Center
Building 5A
15303-15335 W. 95th Street
Lenexa, Kansas**

Building Overview

Park:	Kansas Commerce Center Lenexa, Kansas, 66215
Building:	5A
Land Area:	Approximately 7.4 acres
Building Type:	Flex facility
Building Size:	Approximately 47,778 square feet
Building Dimensions:	Approximately 600' wide x 80' deep
Column Spacing:	30' wide x 40' deep (typical)
Clear Height:	Approximately 14' below the bar joists
Loading:	Eight (8) drive-in doors
Roof System:	Built-up membrane
Exterior Walls:	Concrete block
Fire Sprinklers:	Wet sprinkler system
Electrical:	KCP&L
Gas:	Kansas Gas Service
Water:	Johnson County Water District No. 1
Sewer:	Johnson County Wastewater

**KANSAS COMMERCE CENTER
RENTAL RATE/TENANT IMPROVEMENT ALLOWANCE OVERVIEW**

Building 5A:

Lease Term:	Five (5) to Ten (10) years
Range in Rental Rates:	\$10.00 to \$11.00 Per Sq. Ft. (Factors impacting the rental rate – level and percentage of tenant finish along with length of lease term.)
Range in Tenant Improvement Allowances:	\$10.00 to \$15.00 Per Sq. Ft.
Lease Type:	Net
Estimated Net Charges:	Estimated Real Estate Taxes: \$2.84 (Factors impacting real estate taxes – level and percentage of tenant finish) Estimated Property Insurance: \$0.12 Estimated CAM: \$1.20