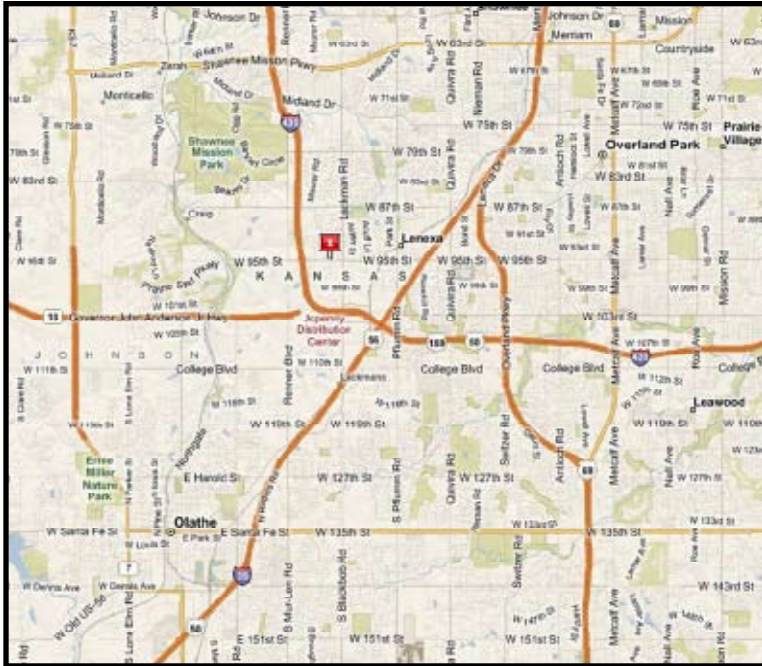


INDUSTRIAL PROPERTY FOR LEASE
KANSAS COMMERCE CENTER
 15335 West 95th Street
 Lenexa, Kansas



Property Highlights

- Bldg. 5A - 47,778 SF Building
- 3,262 SF available
- 200 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
 913.469.4605 Direct
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Commercial Real Estate Services, Worldwide.

7500 College Boulevard • Suite 920 • Overland Park KS 66210

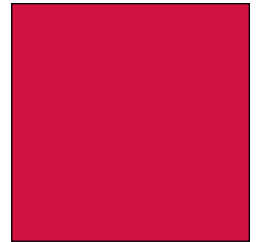
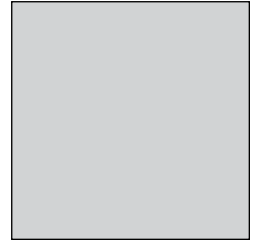
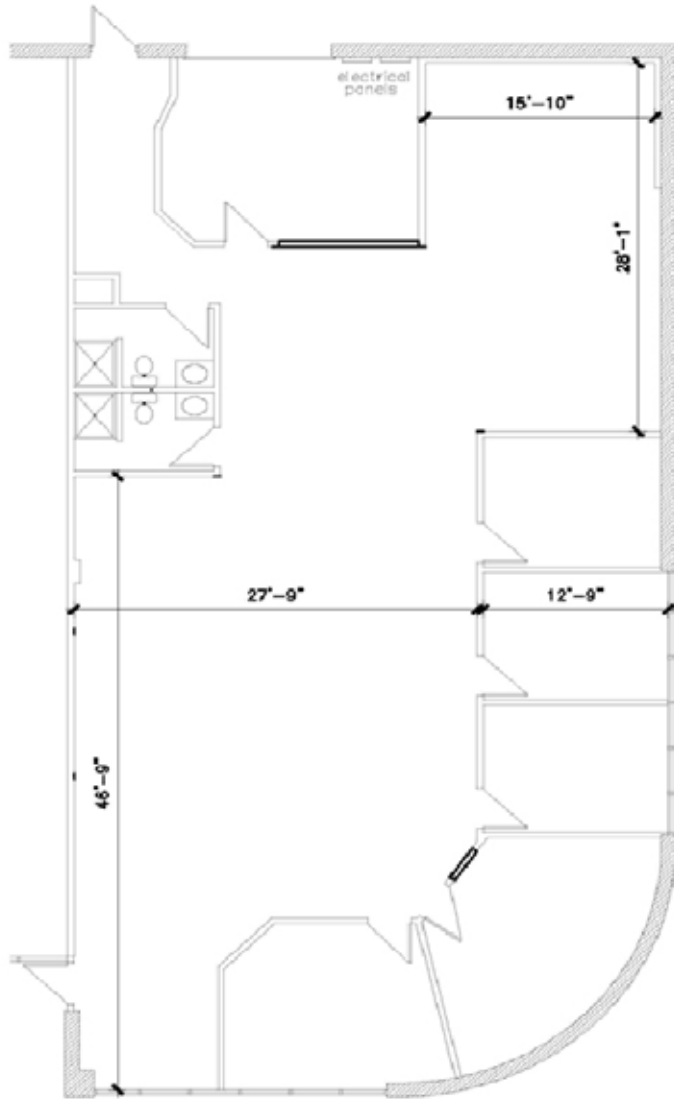
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

www.capital-kc.com

KANSAS COMMERCE CENTER

15335 West 95th Street

Lenexa, Kansas



Building 5A - 3,262 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 |