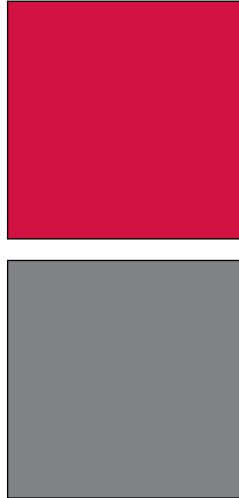


**INDUSTRIAL PROPERTY FOR LEASE**  
**KANSAS COMMERCE CENTER**  
 9767 Commerce Parkway - Bldg. 17  
 Lenexa, Kansas



**Property Highlights**

- 71,173 SF Available
- 6,656 SF office space
- Approximately 10,883 SF drop ceiling production area
- Divisible to ±38,773 SF
- \$4.25 NNN per square foot
- 24' clear height
- Thirteen (13) dock high doors
- One (1) drive in door
- Wet sprinkler system
- Rail served
- Located at Commerce Parkway south of 95th Street
- 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

Erik Lund  
 913.469.4609 Direct  
 lund@capital-kc.com

**NAI Capital Realty**

Commercial Real Estate Services, Worldwide.

7500 College Boulevard • Suite 920 • Overland Park KS 66210

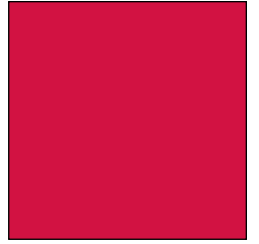
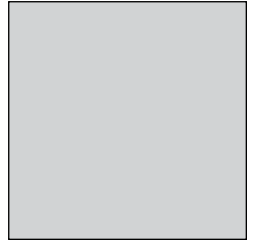
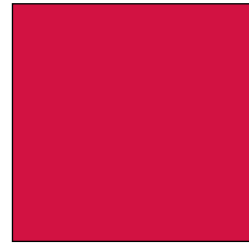
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

[www.capital-kc.com](http://www.capital-kc.com)

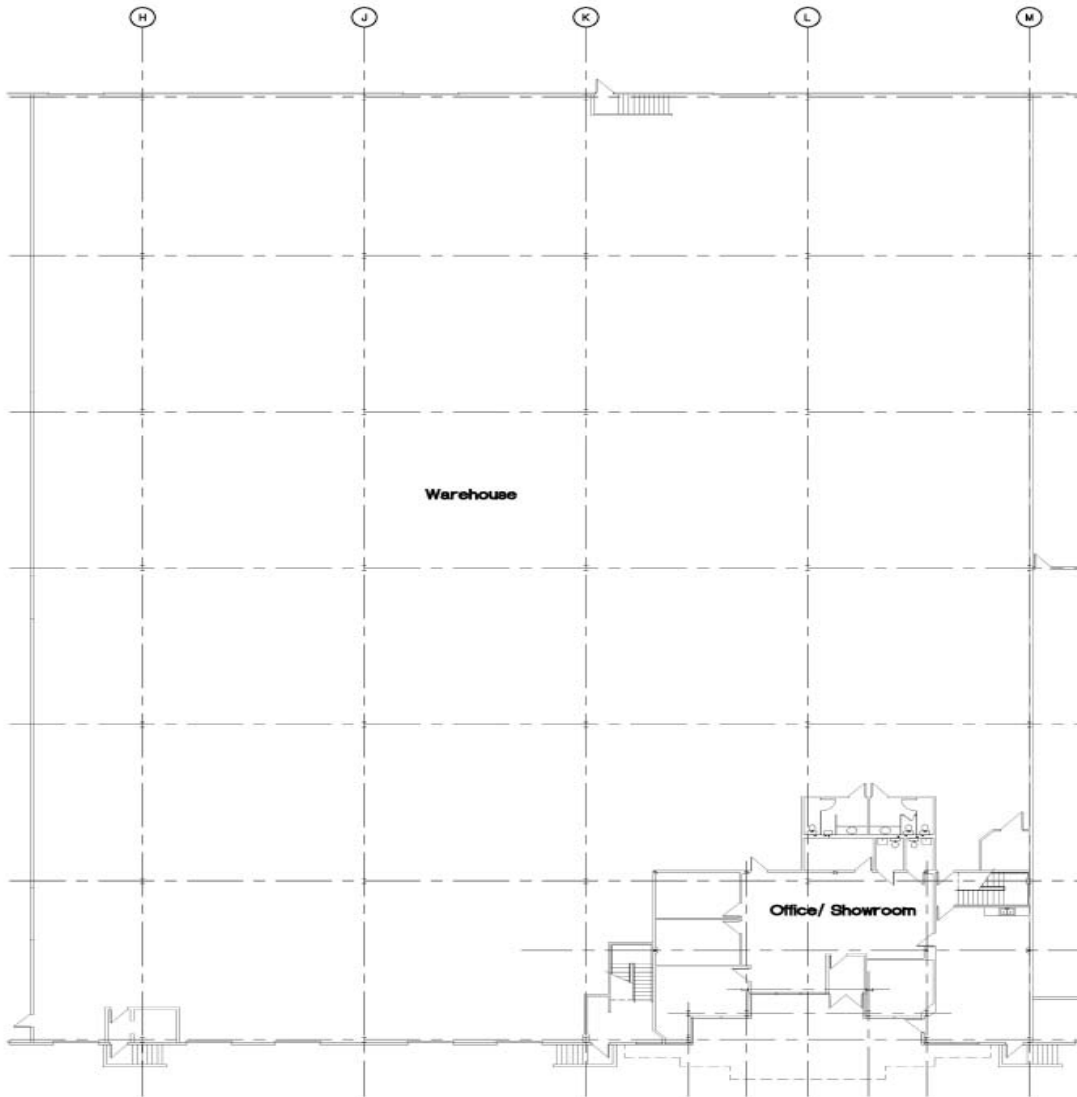
# KANSAS COMMERCE CENTER

9767 Commerce Parkway - Bldg. 17

Lenexa, Kansas



38,773 SF



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**Kansas Commerce Center  
Building 17  
9755-9771 Commerce Parkway  
Lenexa, Kansas**

**Building Overview**

<b>Park:</b>	Kansas Commerce Center Lenexa, Kansas, 66215
<b>Building:</b>	17
<b>Land Area:</b>	Approximately 8.0 acres
<b>Building Type:</b>	Bulk distribution facility
<b>Building Size:</b>	Approximately 126,077 square feet
<b>Building Dimensions:</b>	Approximately 630' wide x 200' deep
<b>Column Spacing:</b>	30' wide x 40' deep (typical)
<b>Clear Height:</b>	Approximately 24' below the bar joists
<b>Loading:</b>	Twenty-two (22) overhead dock-high doors Two (2) drive-in doors ramped Seven (7) overhead rail doors
<b>Truck Court:</b>	Approximately 85' depth, with a 3' concrete truck apron
<b>Roof System:</b>	Metal
<b>Exterior Walls:</b>	Precast concrete panels
<b>Fire Sprinklers:</b>	Wet sprinkler system
<b>Electrical:</b>	KCP&L
<b>Gas:</b>	Kansas Gas Service
<b>Water:</b>	Johnson County Water District No. 1
<b>Sewer:</b>	Johnson County Wastewater

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

**Building 17:**

Space Availability:	71,173 Sq. Ft.
Lease Term:	Five (5) to Ten (10) years
Rental Rate:	\$4.25 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:	\$0.50 to \$1.00 Per Sq. Ft.
Lease Type:	Net
Estimated Net Charges:	Estimated Real Estate Taxes: \$1.35 (Factors impacting real estate taxes – level and percentage of tenant finish) Estimated Property Insurance: \$0.09 Estimated CAM: \$0.88