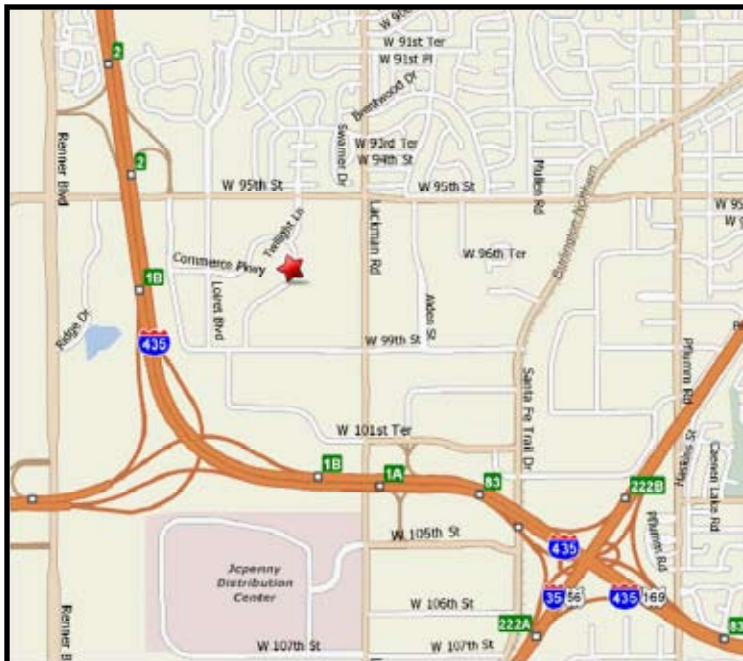


INDUSTRIAL PROPERTY FOR LEASE
KANSAS COMMERCE CENTER
 9771 Commerce Parkway - Bldg. 17
 Lenexa, Kansas



Property Highlights

- 32,400 SF Available
- 3,299 SF Office Space
- 10,883 SF Production Space
- 18,218 SF Warehouse Area
- \$4.50 Per Square Foot
- 24' Clear Height
- Eight (8) Dock High Doors
- One (1) Drive-in Door
- Wet Sprinkler System
- Located on 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

Phillip L. Algrim
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Commercial Real Estate Services, Worldwide.

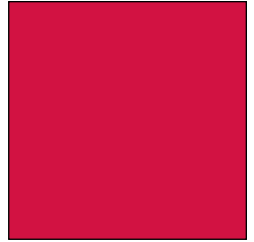
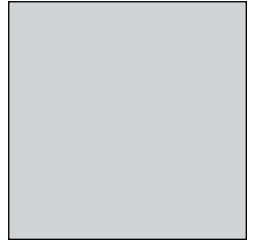
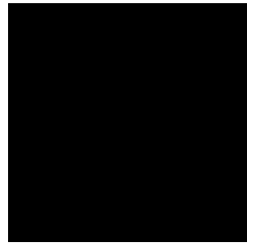
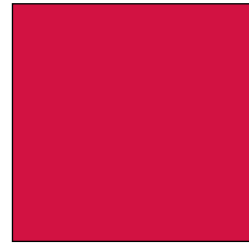
7500 College Boulevard • Suite 920 • Overland Park KS 66210

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.

KANSAS COMMERCE CENTER

9771 Commerce Parkway - Bldg. 17

Lenexa, Kansas



32,400 SF

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NAI Capital Realty

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

Building Overview

Park:	Kansas Commerce Center Lenexa, Kansas, 66215
Building:	17
Land Area:	Approximately 8.0 acres
Building Type:	Bulk distribution facility
Building Size:	Approximately 126,077 square feet
Building Dimensions:	Approximately 630' wide x 200' deep
Column Spacing:	30' wide x 40' deep (typical)
Clear Height:	Approximately 24' below the bar joists
Loading:	Twenty-two (22) overhead dock-high doors Two (2) drive-in doors ramped Seven (7) overhead rail doors
Truck Court:	Approximately 85' depth, with a 3' concrete truck apron
Roof System:	Metal
Exterior Walls:	Precast concrete panels
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 17:

Space Availability:	±32,400 Sq. Ft.
Lease Term:	Five (5) to Ten (10) years
Rental Rate:	\$4.50 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