

WIDMER INDUSTRIAL

140

LENEXA, KANSAS



BUILDING FACTS

9700 Widmer Road, Lenexa, Kansas

Available	Second quarter 2019
Building Size	140,000 sf / 175' x 800'
Minimum Tenant Size	35,000 SF (8,750 sf bay size)
Ceiling clearance	28'
Drive-In Doors	(2) 14' x 16' with electric openers
Dock Doors	(18) 9' x 10' doors, each with 6' x 8' 40,000 lb mechanical levelers with bumpers and dock seals. Knock-out panels for 19 additional dock doors.
Column Spacing	57.5' x 50' with 60' speed bay
Truck Court	130'
Auto Parking	156 spaces
Trailer Storage	30 spaces (Future)
Fire Sprinkler	ESFR
Electric Service	3000 amp, 277/480V 3 phase Rough-ins for 4 future 277/480V services
Warehouse lighting	LED light fixtures 30FC average
Floor Slab	7" non reinforced concrete.
Roof	TPO roof system, metal roof deck
Walls	Concrete tilt panels
Warehouse Heat	Gas-fired make-up air units to maintain 60 degrees with outside temperature of 0 degrees
Operating Expenses	Real Estate Taxes \$0.75/sf (Estimate) 50% abatement for 10 years Insurance \$0.07/sf CAM \$0.34/sf Municipal Stormwater \$0.10/sf
Tenant Improvement Allowance	\$5.50/sf
Rental Rate	\$5.45 - \$5.95 NNN

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SITE PLAN

9700 Widmer Road, Lenexa, Kansas



BUILDING LOCATION

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