



For Sublease

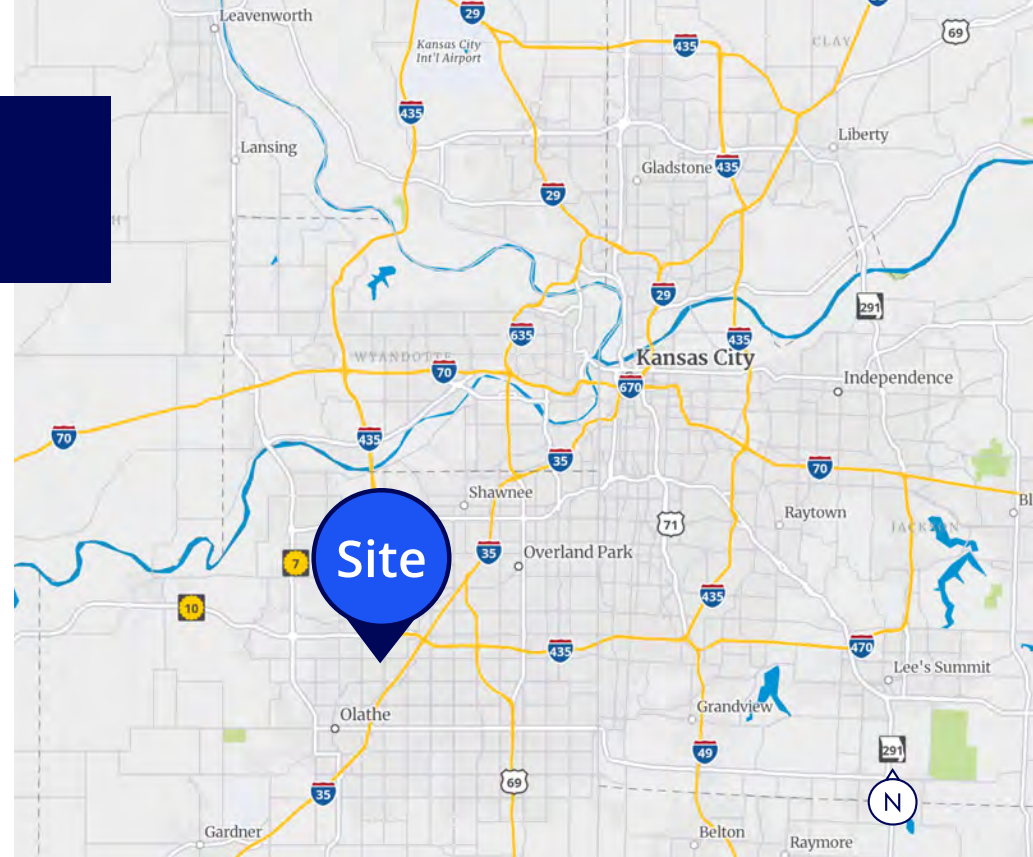
# Lenexa Logistics South

16820 W. 113th Street, Lenexa, Kansas

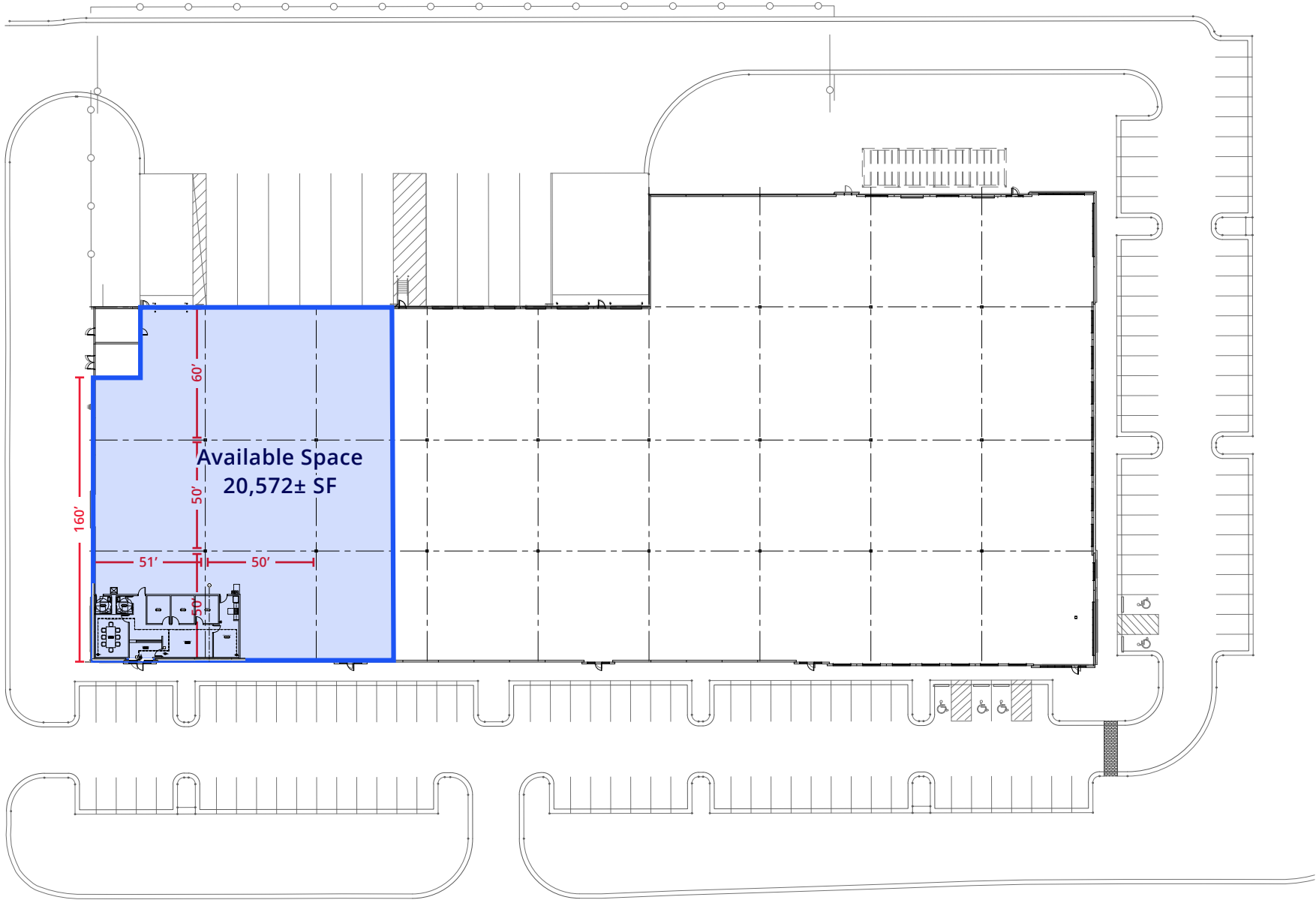
# Property Specifications

16820 W. 113th Street

<b>Total Building Size:</b>	82,000± SF
<b>Sublease Space Available:</b>	20,572± SF (divisible & expandable) <ul style="list-style-type: none"><li>• 1,749 SF office space</li></ul>
<b>Ceiling Height:</b>	36'
<b>Column Spacing:</b>	<ul style="list-style-type: none"><li>• 50'x50'</li><li>• 60' speed bay</li></ul>
<b>Dock Doors:</b>	3 (expandable)
<b>Dock Equipment:</b>	50,000 lb. mechanical levelers and bumpers
<b>Drive-in Doors:</b>	(1) 14'x16'
<b>Truck Court:</b>	Shared 130.5'
<b>Parking:</b>	Access to proportionate share of 137 car parking spaces
<b>Roof:</b>	60 mil TPO; R30
<b>Floor:</b>	6" reinforced
<b>Electrical:</b>	400 amps/480v/3ph for vacancy
<b>Fire Suppression:</b>	ESFR
<b>Heating:</b>	High-efficiency rooftop make-up air units to maintain minimum 50-degree temperature
<b>Lighting:</b>	LED; 35 FC at 36" AFF
<b>Location:</b>	<ul style="list-style-type: none"><li>• Fronting lot to Lenexa Logistics Centre South, a Class A Corporate Industrial Park</li><li>• Immediate interstate access to I-35 (3.5 miles) and I-435 (1.9 miles)</li><li>• Abundant nearby retail amenities along 119th Street</li></ul>
<b>Sublease Rate:</b>	\$9.79 PSF, NNN with 3% annual rent escalations
<b>Sublease Expiration Date:</b>	February 28, 2029
<b>Estimated NNN Expenses:</b>	<ul style="list-style-type: none"><li>• Taxes: \$0.65 PSF (fixed PILOT for 10 years)</li><li>• Insurance: \$0.48 PSF</li><li>• CAM: \$1.98 PSF</li></ul>



# Floor Plan





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