



Class A Johnson County Industrial

1,006,880 SF available

175th and Highway 169, Olathe, KS



FRONTIER TRAILS
LOGISTICS

FRONTIER LOGISTICS



1,006,880

SQUARE FEET



70.49

ACRES



40'

CLEAR HEIGHT



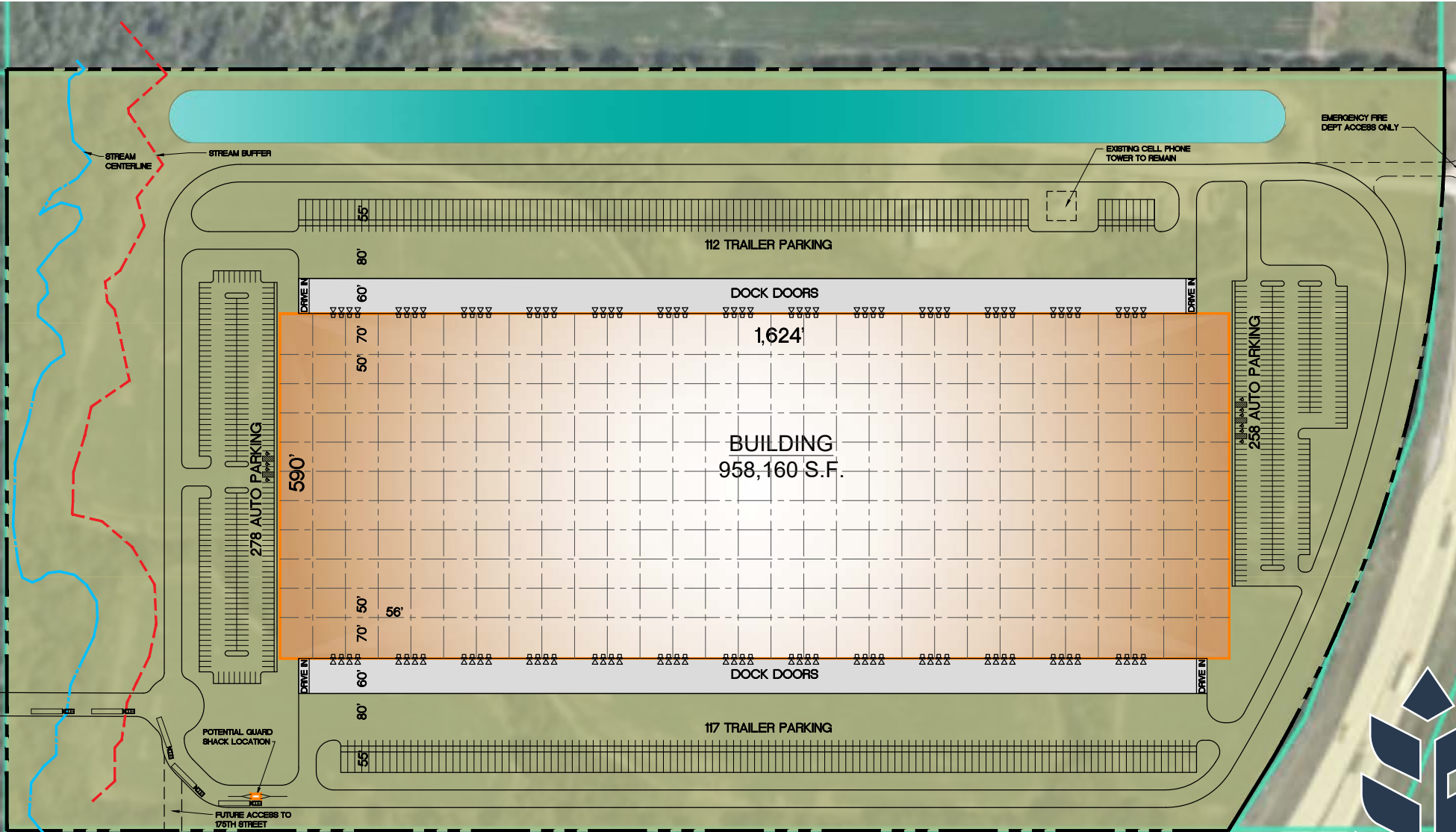
536/229

AUTO/TRAILER STALLS

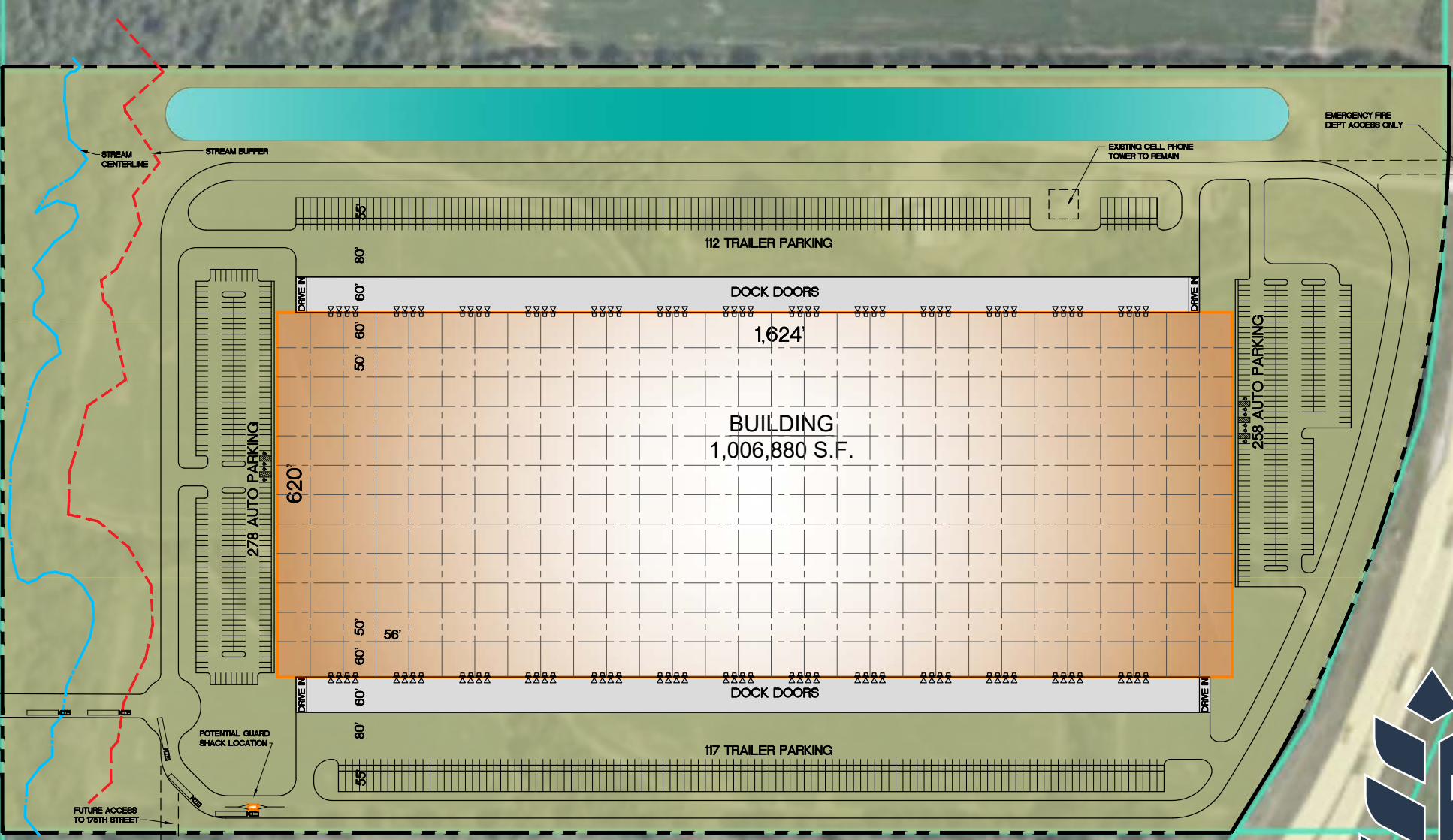
BUILDING SPECIFICATIONS

Building Size	958,160 (590' Depth) - 1,006,880 (620' Depth) SF
Availability	330,400 - 1,006,880 SF
Dimensions	590' - 620' Building Depth
Office Space	BTS
Construction	Concrete Tilt Wall
Clear Height	40' Minimum
Floor	7" Unreinforced
Bay Spacing	56' Width X 50' Depth Typical, 60'-70' Speed Bays
Fire Protection	ESFR
Loading	1/10,000 SF DH (expandable), Four (4) DI
Truck Court	140' Depth with 60' Concrete Apron
Electric Service	4,000 Amp 480/277 Volt 3 Phase
Lighting	LED 25 Average FC 36" Above Finished Floor With Open Layout
Heat	Gas Fired Make Up Air Units, 50 Degrees @ 0 Degree Exterior Temperature
Parking	536 Auto Stalls & 229 Trailer Stalls
Zoning	M2 Industrial
Delivery	Call Broker
Base Rent	TBQ
Taxes	\$-----/SF
Insurance	\$-----/SF
CAM	\$-----/SF

SITE PLAN A



SITE PLAN B



INTERNATIONALLY CONNECTED HUB

Kansas City operates as an internationally connected hub, ranking among the nation's top supply chain and logistics centers. The city's strategic positioning allows ecommerce companies to deliver to 85% of the United States within a two-day window, establishing it as an outstanding location for distributioncentered operations.

MAJOR FREIGHT DISTRIBUTION MARKETS WITHIN 12 HOURS:

Omaha	Louisville
St. Louis	Indianapolis
Oklahoma City	Chicago
Dallas	Milwaukee
Memphis	Minneapolis
Nashville	Denver



Destination	Drive-times
Highway 169	1 Minute
I-35	5 Minutes
LPKC	7 Minutes
I-435	10 Minutes
Highway K10	10 Minutes
Downtown Kansas City	30 Minutes
Kansas City International Airport	48 Minutes

 **FRONTIER TRAILS**
LOGISTICS

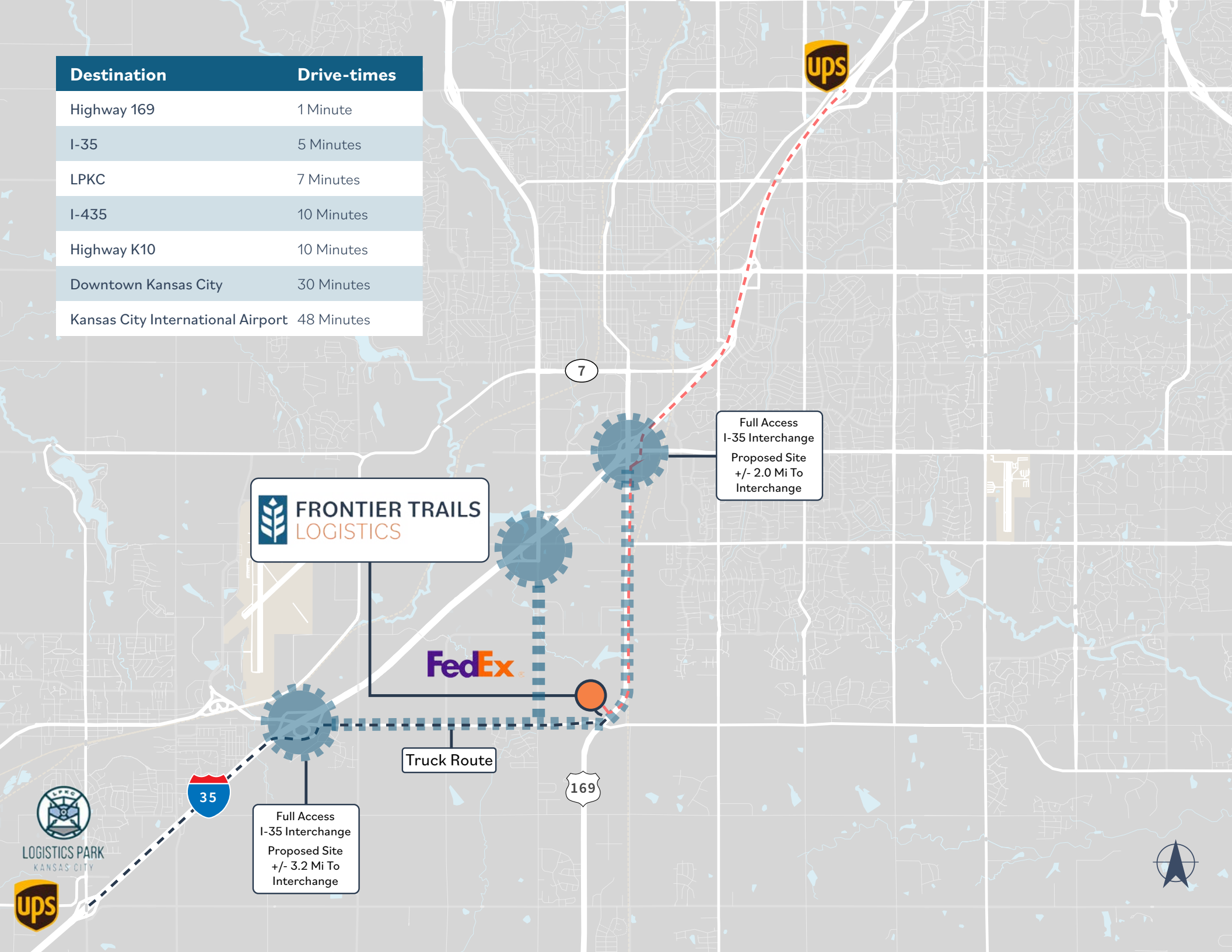


Truck Route

Full Access
I-35 Interchange
Proposed Site
+/- 2.0 Mi To
Interchange

Full Access
I-35 Interchange
Proposed Site
+/- 3.2 Mi To
Interchange


LOGISTICS PARK
KANSAS CITY



MARKET PROFILE

Olathe, Kansas sits in a rapidly developing suburban area that reflects the broader demographic trends of Johnson County. This location serves a predominantly affluent, educated population with a median household income significantly above the national average. The area attracts young to middle-aged families, typically with children, drawn by highly-rated schools in the Olathe School District and convenient access to both Kansas City employment centers and suburban amenities. The demographic

profile skews toward college educated professionals working in technology, healthcare, and finance sectors, with the population being primarily white while experiencing growing diversity as the Kansas City metro area continues to expand southward. The intersection's proximity to new residential developments and commercial centers makes it a focal point for the community's continued growth and demographic evolution.

DEMOGRAPHICS



LABOR PROFILE

3 miles

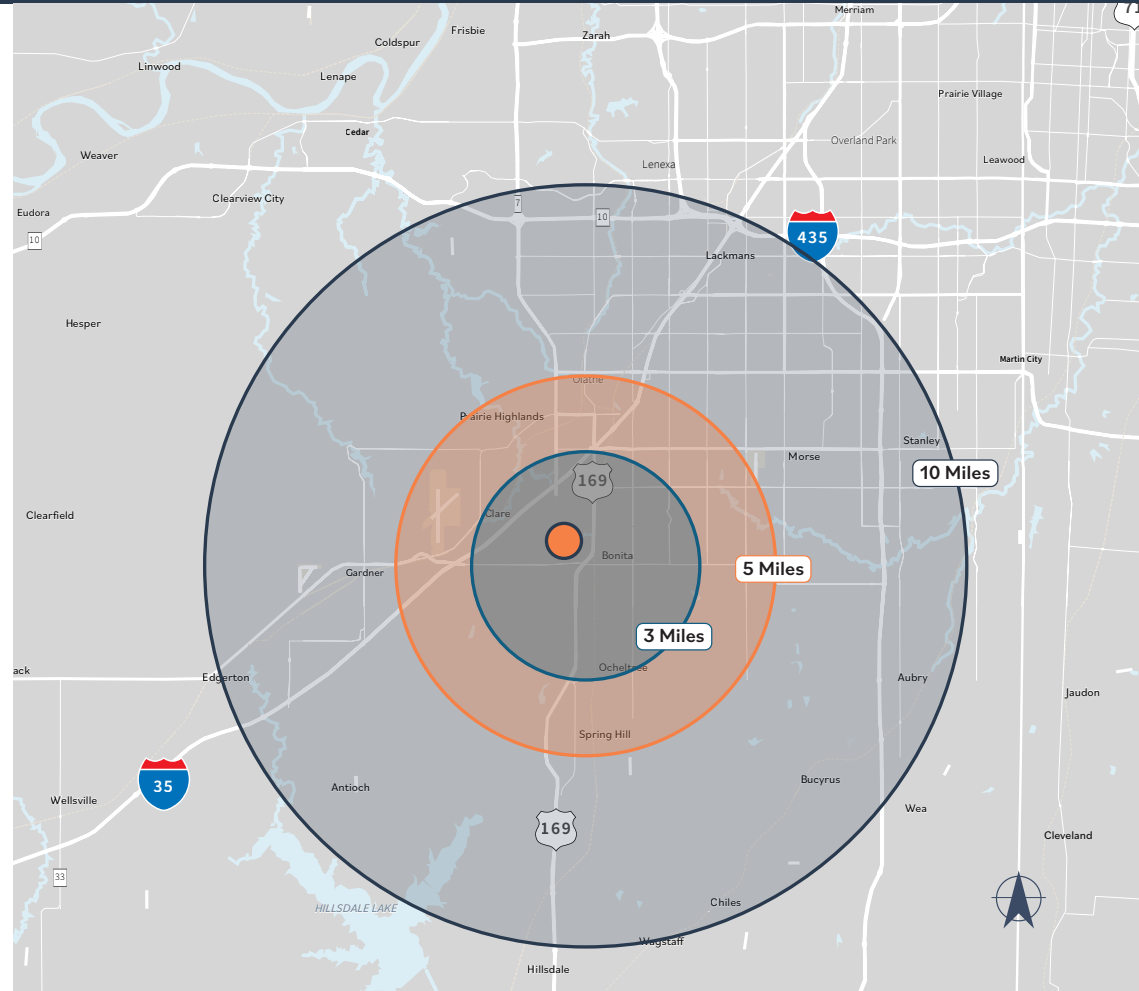
- 9,472 Total Employed Population
- 573 Transportation/warehouse employees
- 686 manufacturing employees

5 miles

- 45,132 Total Employed Population
- 2,381 Transportation/warehouse employees
- 3,900 manufacturing employees

10 miles

- 173,108 Total Employed Population
- 9,300 Transportation/warehouse employees
- 15,082 manufacturing employees



CORPORATE NEIGHBORS



FOR MORE INFORMATION, CONTACT:

Phil Algrim, SIOR
+ 1 913 469 4605
phil.algrim@jll.com

Kevin Wilkerson
+ 1 913 469 4601
kevin.wilkerson@jll.com

Nick Tinnel
+ 1 913 469 4602
nick.tinnel@jll.com

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