

FOR LEASE - Warehouse/Office

400 Prairie Village Dr, New Century, KS



- 133,670 SF Warehouse and Office Space Available
- 28' Clear Height Throughout 78% of the Warehouse
- 9.33-Acre Site with Expansion Potential
- Eight Dock-High Loading Doors
- One Drive-In Door
- BNSF Rail Service via JCAX
- Former Food Production Facility
- 100% Air Conditioned

Lease Rate: \$5.25/sf NNN
Nets to be provided

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Disclaimer

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Building Specs



Building Size	±133,670 SF
Office Size	±22,865 SF
Land Area	±9.33 Acres
Construction	Twin T Concrete Panels
Clear Height	±14'-28' (±14' under the mezzanine structure ± 28,320 SF)
Floor	±8"
Bay Spacing	±64' wide x 46' deep (typical)
Fire Protection	Wet Sprinkler System
Loading	Eight (8) Dock-High One (1) Drive-In
Rail Service	BNSF via JCAX
Lease Price	\$5.25/sf (Property is subject to ground lease)
2024 Ground Lease Expense/Annual	\$48,015 (actual cost in 2024)
2025 Real Estate Tax Expense	\$117,289.80

Electric Service	4,000A, 480/277 V, 3PH, 4 wire
Lighting	LED, T5 and T8
Heat	New Reznor Space Heaters
Parking	±116 Parking Stalls (expandable)
Zoning	Industrial
Availability	August 1, 2026
Water	Airport Commission Water
Sewer	Johnson County Wastewater
Electricity	Evergy
Gas	Atmos Energy
Intermodal Access	BNSF ±10 Miles
I-35	±3 Miles
Fed Ex	±5 Miles
UPS	±10 Miles

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Location

- Prime location in the growing New Century Commerce Center
- Convenient access to I-35 and major KC metro transportation routes
- Located in New Century AirCenter for cargo aviation access
- Rail-served industrial area with strong logistics infrastructure
- Situated within a master-planned 1,200- acre business & industrial park
- Easy access to workforce, suppliers and distribution networks



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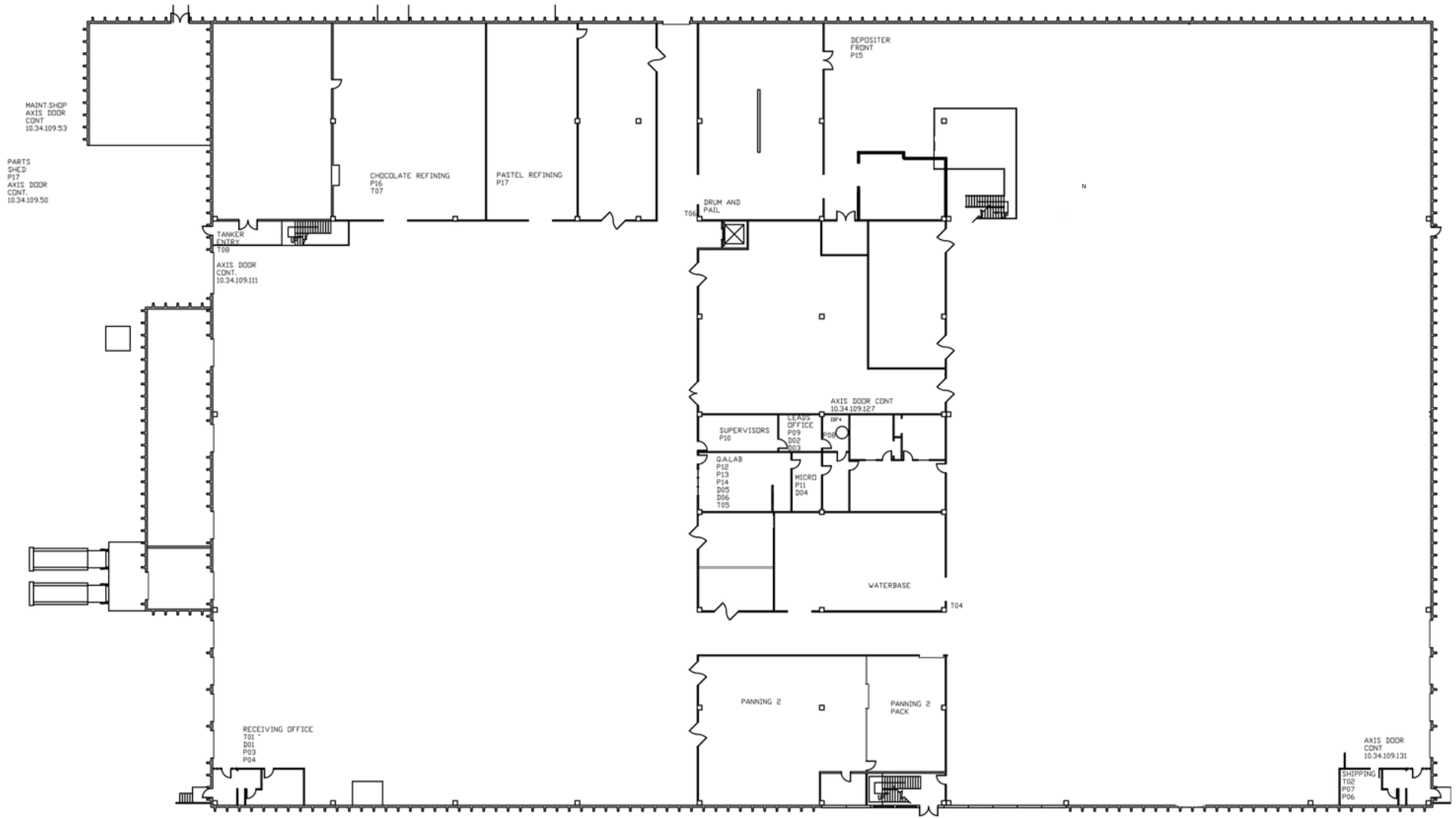


AREA DEMOGRAPHICS	<i>3 mile</i>	<i>5 mile</i>	<i>10 mile</i>
Avg Household Income	\$119,941	\$123,029	\$141,077
2025 Population	28,572	43,043	210,241
2025 Households	9,752	14,735	74,598

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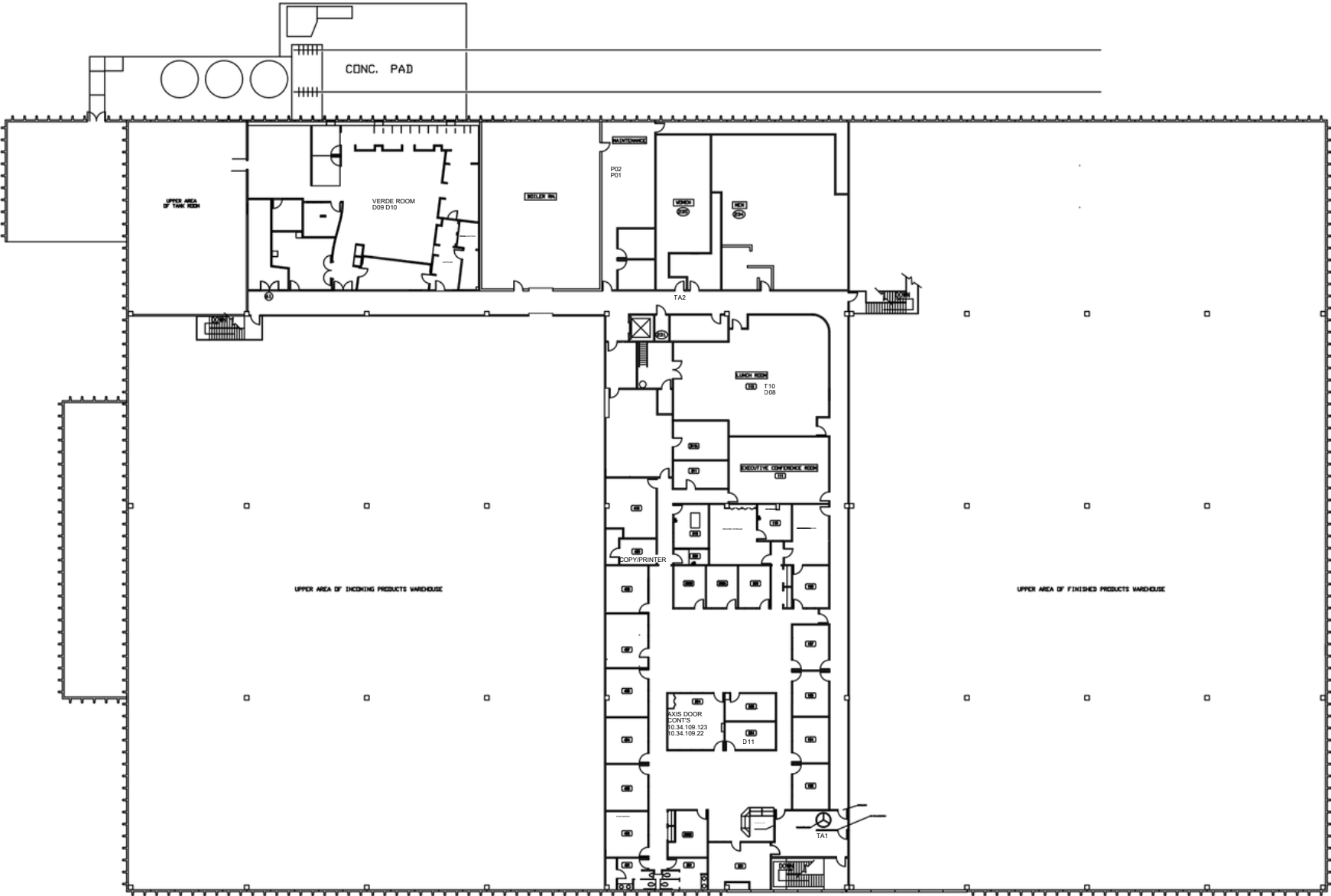
Main Floorplan - ±105,320 SF



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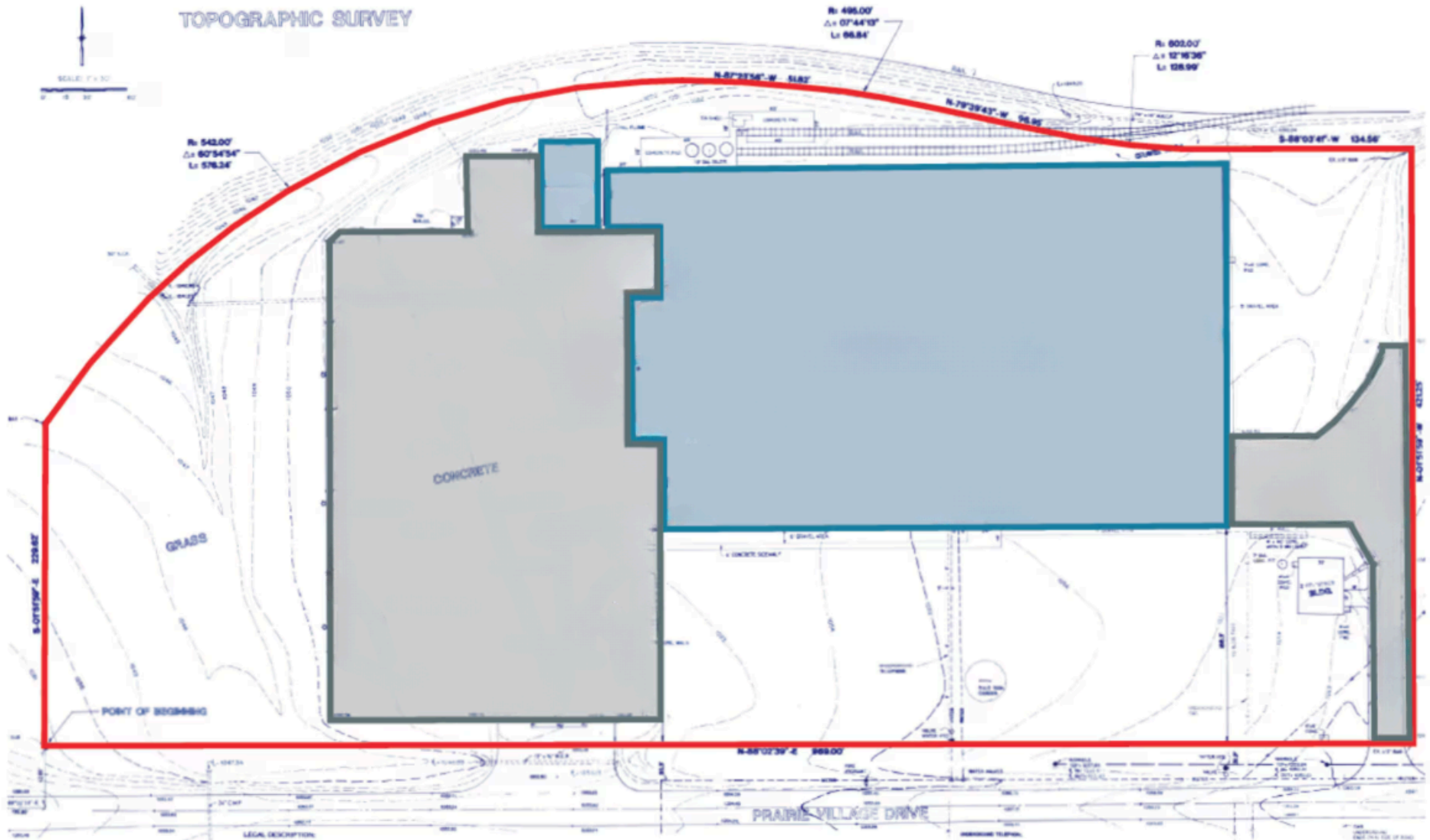
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Second floor Mezzanine Floorplan - ±28,320 SF



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Concrete Parking

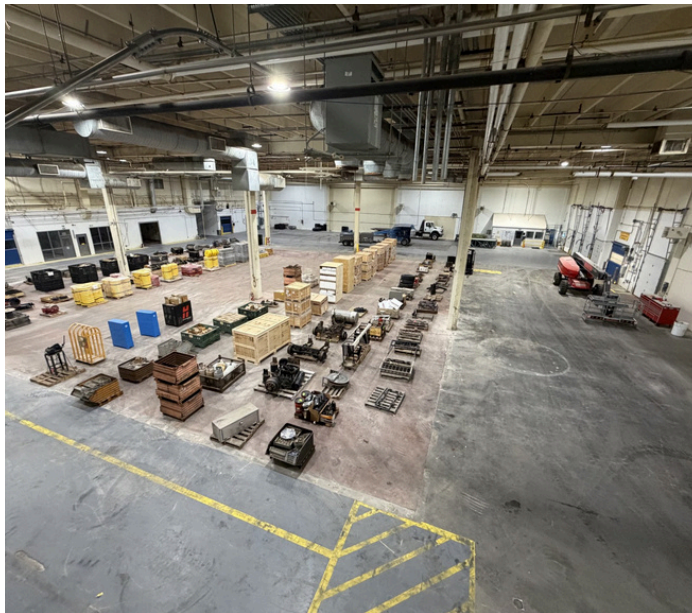


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