

# CROSSROADS COMMERCE CENTER BUILDING I

17491 CLARE ROAD | GARDNER, KS 66030

LOCATED AT THE NEC OF 175TH STREET & CLARE ROAD



**FOR LEASE: ±469,128 SF AVAILABLE (DIVISIBLE TO ±100,000 SF)**

**ROB M. HOLLAND, CCIM**

*Managing Director*

Direct +1 816 412 0214 | Mobile +1 913 424 4249

[rob.holland@cushwake.com](mailto:rob.holland@cushwake.com)



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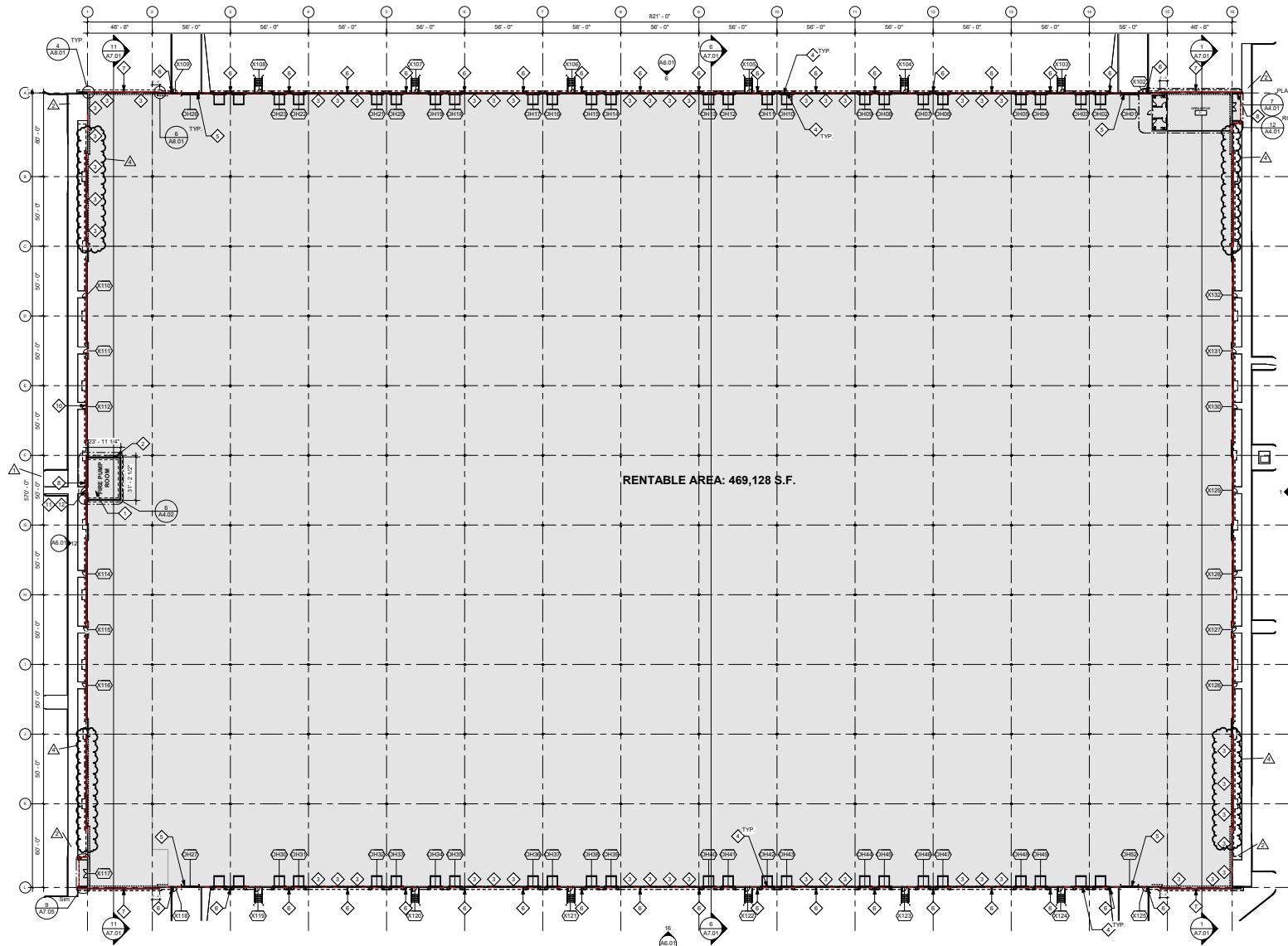
# BUILDING SPECS

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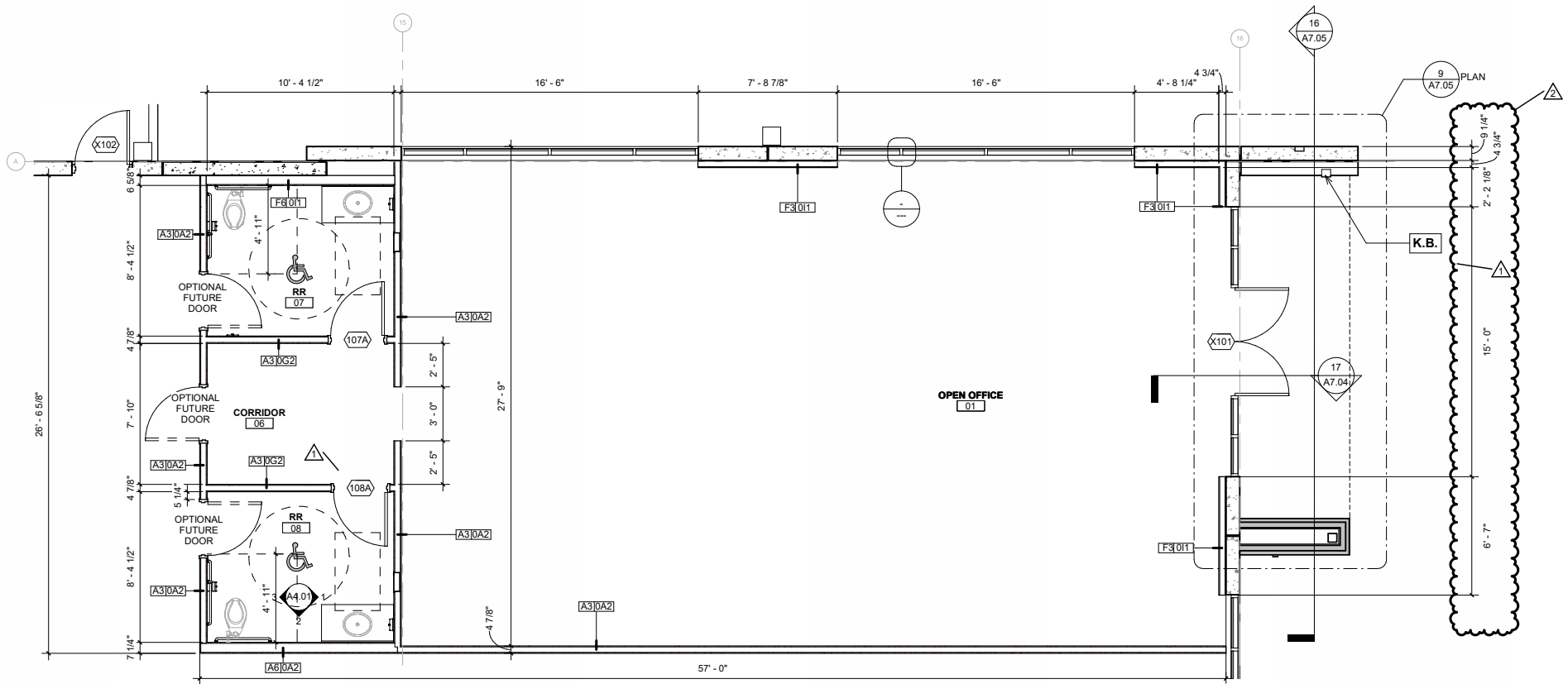
<b>BUILDING SIZE</b>	±469,128 SF
<b>AVAILABLE SPACE</b>	±469,128 SF (Divisible to ±100,000 SF)
<b>SPEC OFFICE SIZE</b>	±1,600 SF
<b>LAND AREA</b>	±27 Acres
<b>CONSTRUCTION</b>	Concrete Tilt Up Panels
<b>ZONING</b>	M-2 General Industrial
<b>POWER</b>	2000 AMP, 270/480 Volt, 3-Phase, 4-Wire Service
<b>CEILING HEIGHT</b>	36'
<b>BUILDING DIMENSION</b>	570' X 821'
<b>COLUMN SPACING</b>	50' X 56' with 60' Speed Bays
<b>DOCK DOORS</b>	48 Docks (32 Additional Knockout Panels)
<b>DOCK EQUIPMENT</b>	40k LB Mechanical Pit Levelers, Dock Seals, & Laminated Bumpers
<b>DRIVE-IN DOORS</b>	4 (12' X 14')

<b>TRUCK COURT</b>	130' with a 60' Concrete pad - 8" Thickness
<b>CAR PARKING</b>	West Endcap 118 Stalls / East Endcap 123 Stalls
<b>TRAILER PARKING</b>	Northside 45 Stalls / Southside 59 Stalls
<b>ROOF</b>	45 Mil TPO with R-19 Insulation
<b>FLOOR</b>	7" Unreinforced Concrete Slab
<b>FIRE SUPPRESSION</b>	ESFR
<b>HEATING</b>	Direct Gas Fired Make Up Air Units to Maintain 50 Degrees Interior Temperature at 0 Degrees Outside
<b>LIGHTING</b>	LED
<b>LEASE RATE</b>	TBD
<b>ESTIMATED NNN EXPENSES</b>	Taxes: 75% Tax Abatement Via Fixed Pilot Schedule for 10 years Insurance: \$0.15 PSF CAM: \$0.35 PSF
<b>AVAILABLE FOR OCCUPANCY</b>	Q2 2026

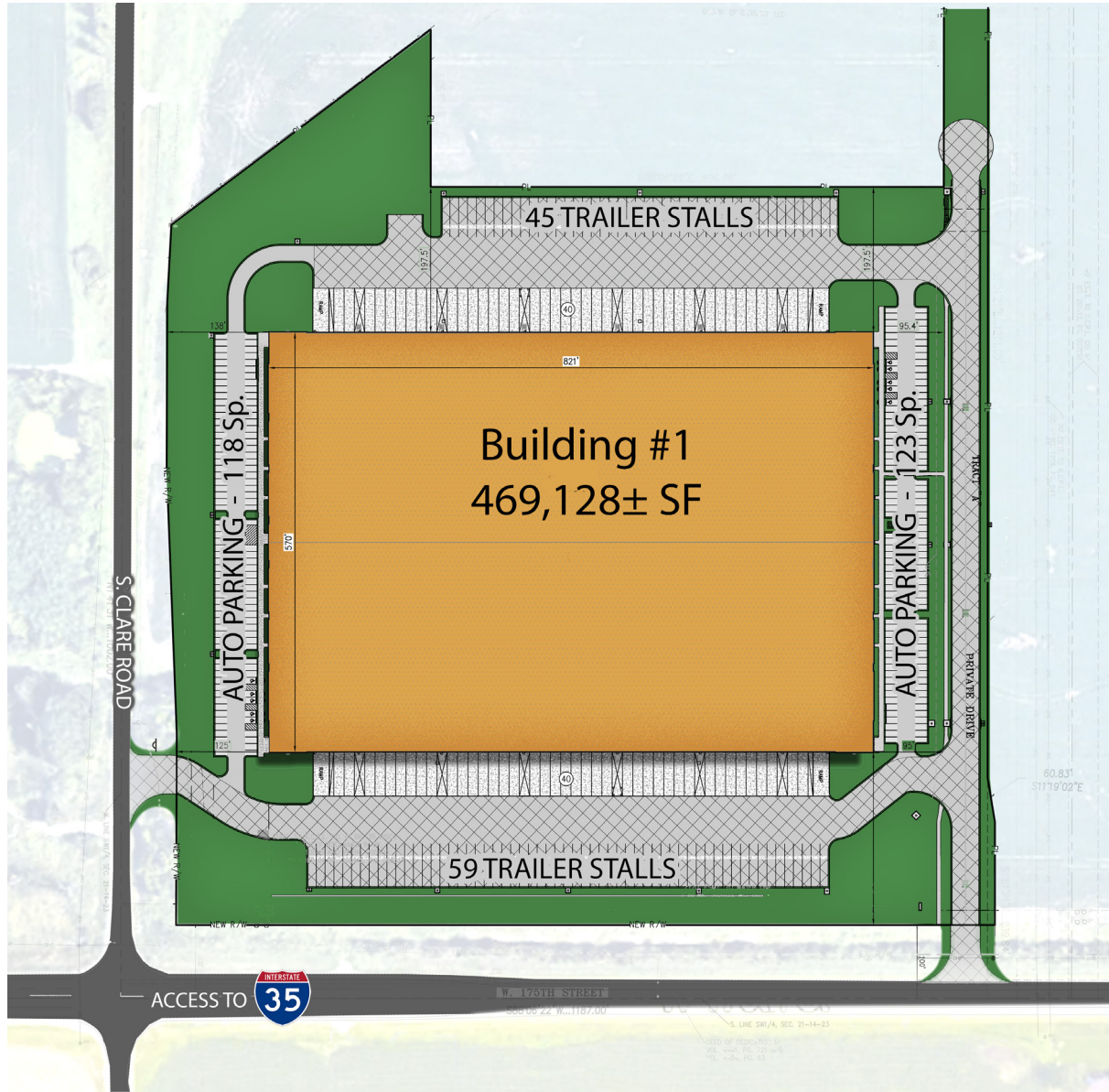
# FLOOR PLAN



# SPEC OFFICE PLAN



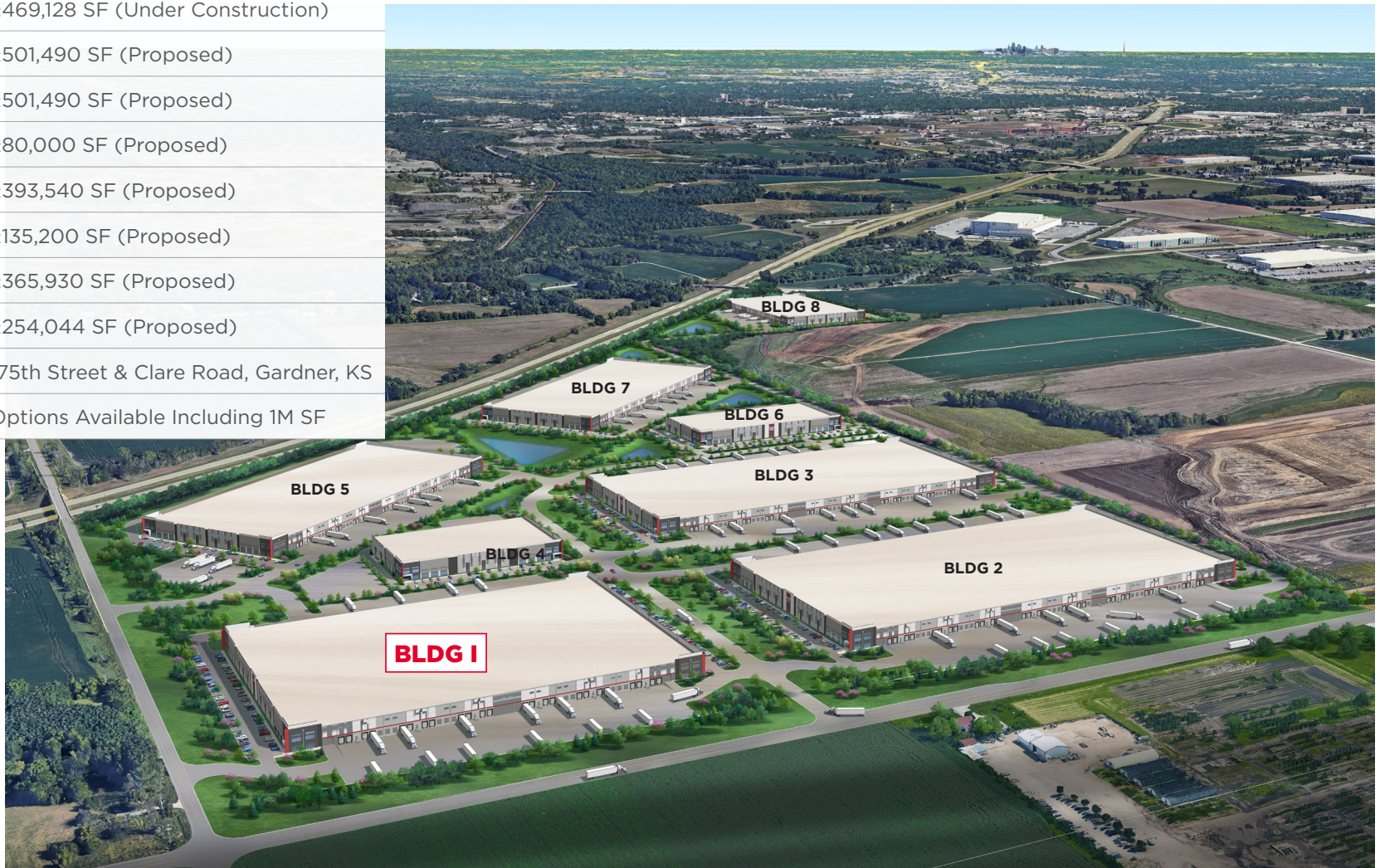
# SITE PLAN



# PROPERTY OVERVIEW

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<b>TOTAL SIZE</b>	±186 Acres
<b>BUILDING 1</b>	±469,128 SF (Under Construction)
<b>BUILDING 2</b>	±501,490 SF (Proposed)
<b>BUILDING 3</b>	±501,490 SF (Proposed)
<b>BUILDING 4</b>	±80,000 SF (Proposed)
<b>BUILDING 5</b>	±393,540 SF (Proposed)
<b>BUILDING 6</b>	±135,200 SF (Proposed)
<b>BUILDING 7</b>	±365,930 SF (Proposed)
<b>BUILDING 8</b>	±254,044 SF (Proposed)
<b>LOCATION</b>	175th Street & Clare Road, Gardner, KS
<b>BUILD-TO-SUIT</b>	Options Available Including 1M SF



# LOCATION AERIAL

