



Great Plains

commerce center

Building A

21100 W. 159th Street, Olathe, KS

SPECULATIVE BUILD

±236,160 SF

Class A Office / Warehouse
Ready for Tenant Finish

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GREAT PLAINS COMMERCE CENTER

Building A

NEC 159th St. & I-35, Olathe, KS



±236,160
SQUARE FEET



14.23
ACRES



32'
CLEAR HEIGHT



50'
COLUMN SPACING

BUILDING SPECIFICATIONS

| | |
|---------------------------|---|
| Building Size | 236,160 SF |
| Availability/Divisibility | 77,473 SF |
| Dimensions | ± 260'x908' |
| Office Space | BTS |
| Construction | 8" Tilt Wall Concrete |
| Clear Height | 32' |
| Floor | 7", 4,000 psi, unreinforced |
| Bay Spacing | 50'x50' typical, 60' speed bay |
| Fire Protection | ESFR |
| Loading | DH: (27) 9'x10' w/40K lb leveler, seal, chocks, lights and bumpers (expandable by 21) DI: (4) 12'x14' |
| Truck Court | 35' with 60' concrete span |
| Electric Service | 2,000 Amp, 480/277 volt, 3 phase |
| Lighting | LED average |
| Heat | Makeup Air gas-fire units, 50 degree @ 0 degree ext. |
| Parking | 279 stalls |
| Zoning | M-2 |
| Delivery | Shell Complete |
| Base Rent | TBD |
| Taxes | \$0.68/sf; 10 year abatement |
| Insurance | \$0.10/sf |
| CAM | \$0.30/sf |

OVERALL SITE PLAN



BUILDING A FLOOR PLAN



LOCATION & DEMOGRAPHICS OVERVIEW



KCI



1
MINUTE



5
MINUTES

BD

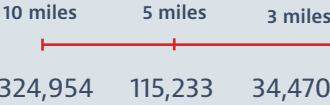


27
MINUTES

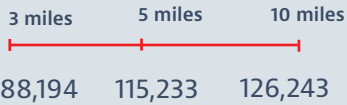


44
MINUTES

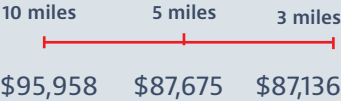
Total Population



Number of Households

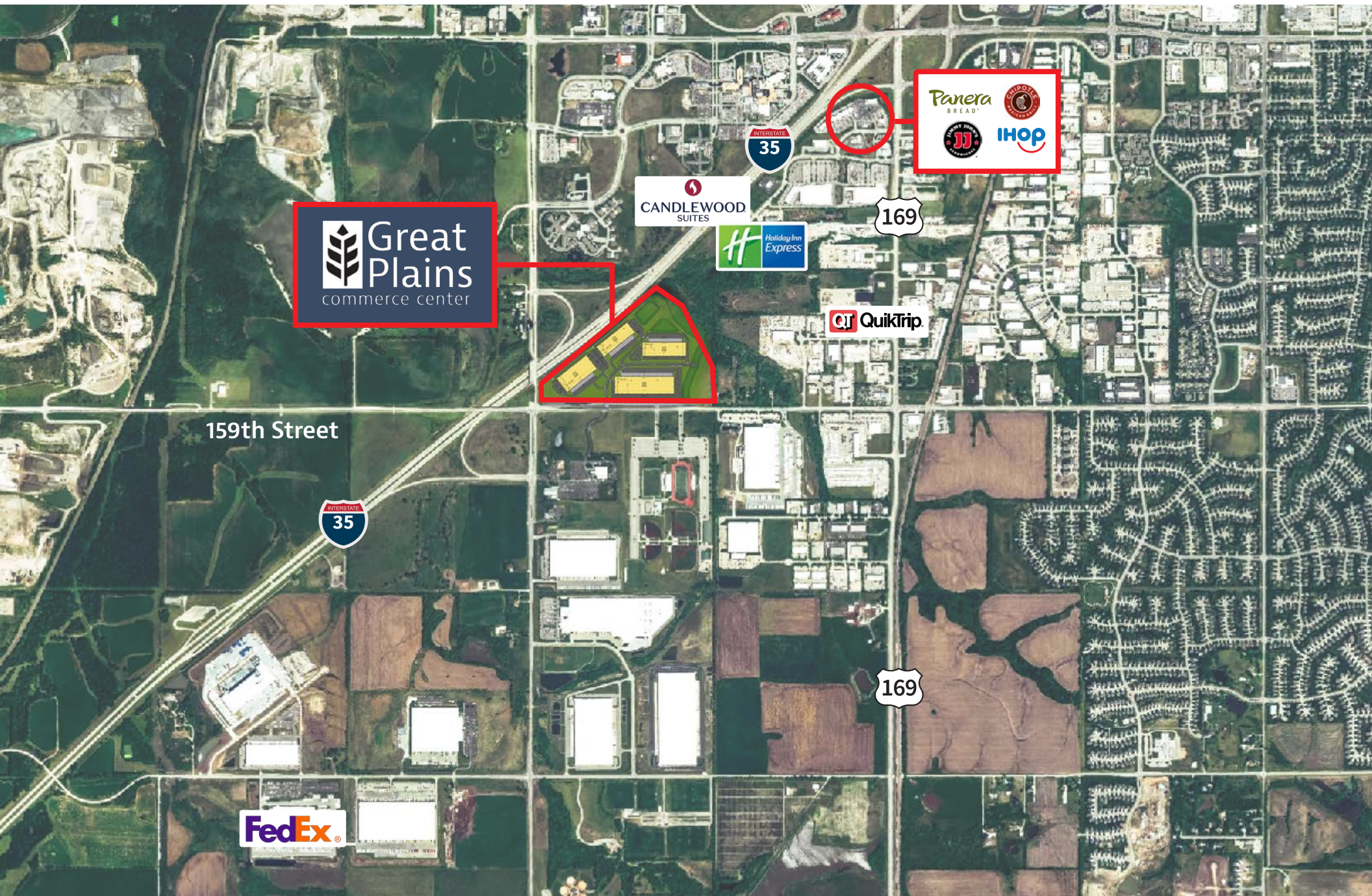


Median Household Income



Median Home Value





 **Great Plains**
commerce center

 **CANDLEWOOD SUITES**

 **Holiday Inn Express**

 **QuikTrip**

 **Panera BREAD**
 **IHOP**


159th Street

INTERSTATE
35

169

 **FedEx**

Contact

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