



For Sale

400 Prairie Village Dr.,
New Century, KS
±133,670 SF Available

400 Prairie Village Drive / New Century, KS

Location

- Located within the New Century Commerce Center
 - ±1,200 acre development
 - ±3 miles northwest of I-35
 - Rail service, via JCAX

Asking Price: \$7,900,000

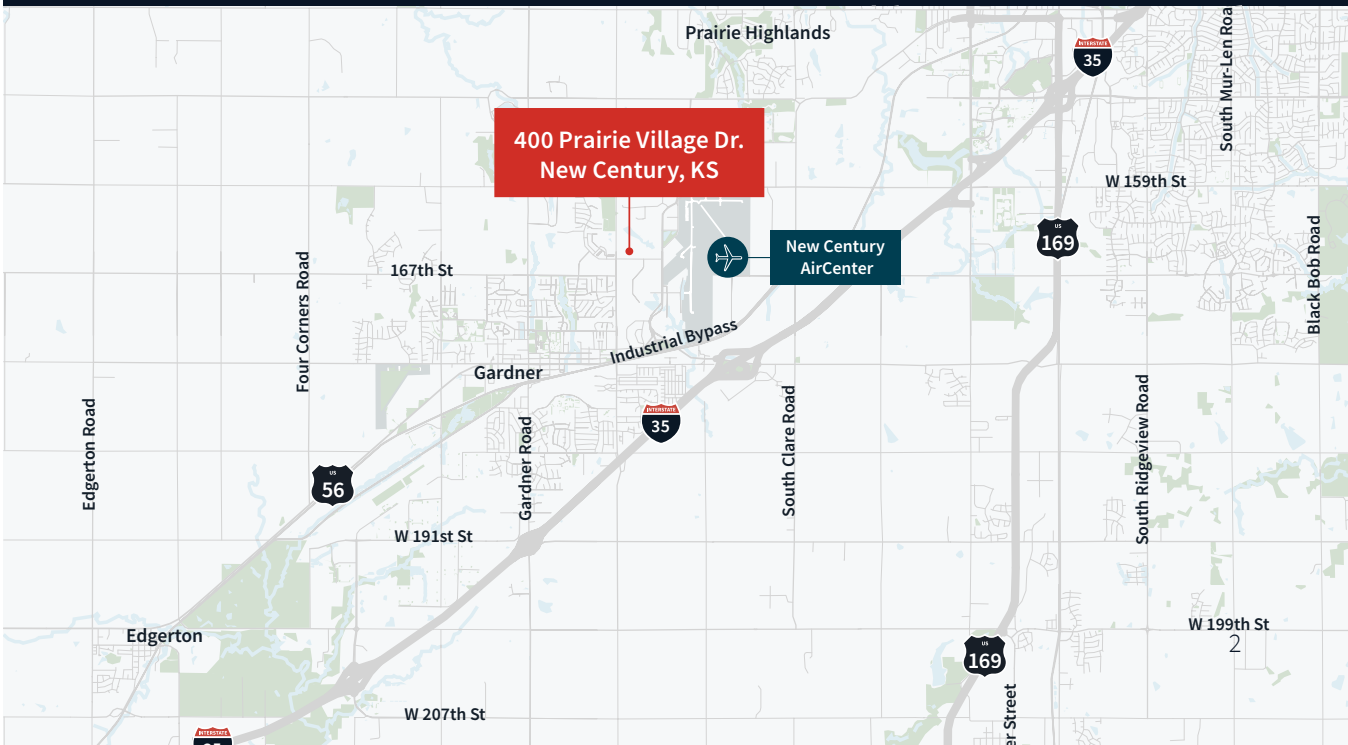
Subject to a ground lease which expires in 2057



Property overview

- ±133,670 SF available
- ±22,865 SF office
- 14' - 28' clear height
- 8 dock-high loading doors
- 1 drive-in door

	3 miles	5 miles	10 miles
Estimated population	26,610	41,243	202,003
Estimated households	9,351	14,634	73,812
Est. Average HH income	\$86,524	\$91,233	\$100,992

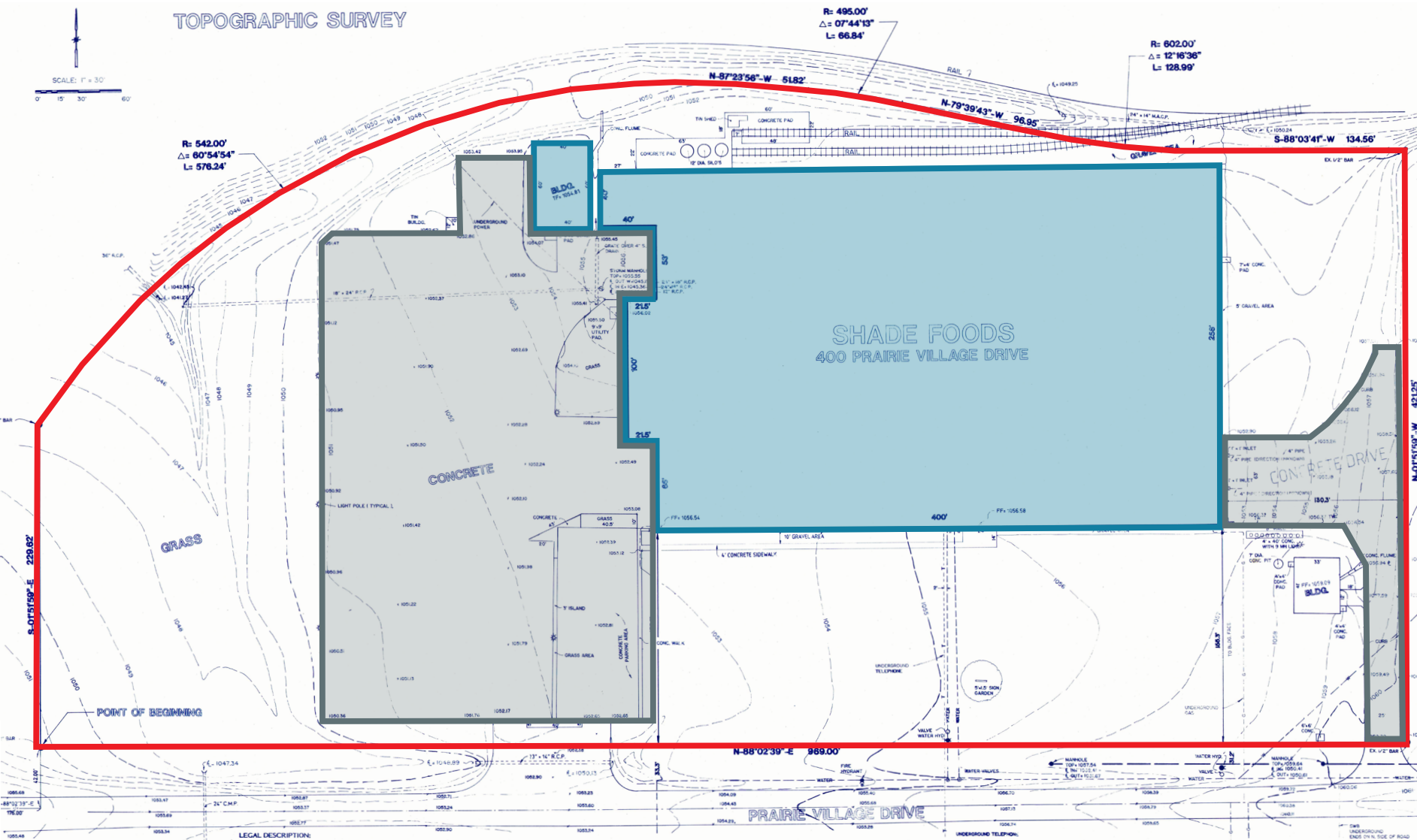


Building Specs

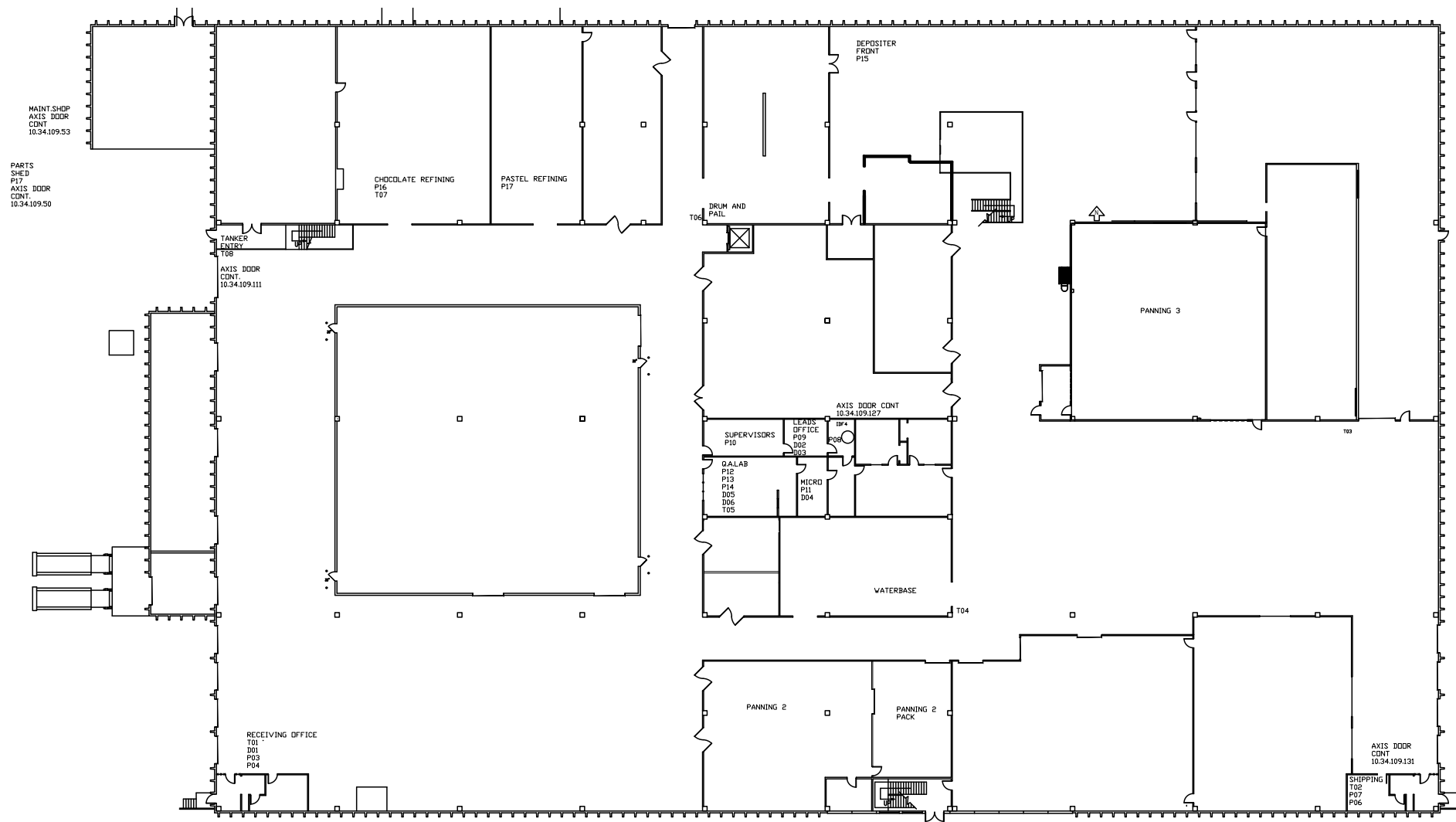


Building Size	±133,670 SF	Electric Service	4,000A, 480/277 V, 3PH, 4 wire
Office Size	±22,865 SF	Lighting	LED, T5 and T8
Land Area	±9.33 Acres	Heat	New Reznor Space Heaters
Construction	Twin T Concrete Panels	Parking	±116 Parking Stalls
Clear Height	±14'-28' (±14' under the mezzanine structure ± 28,320 SF)	Zoning	Industrial
Floor	±8"	Availability	January 1, 2025
Bay Spacing	±64' wide x 46' deep (typical)	Water	Airport Commission Water
Fire Protection	Wet Sprinkler System	Sewer	Johnson County Wastewater
Loading	Eight (8) Dock-High One (1) Drive-In	Electricity	Everg
Rail Service	via JCAX	Gas	Atmos Energy
Asking Price	\$7,900,000 (Property is subject to ground lease, which expires in 2057)	Intermodal Access	BNSF ±10 Miles
2024 Ground Lease Expense/Annual	\$48,015 (actual cost in 2024)	I-35	±3 Miles
2023 Real Estate Tax Expense	\$121,604	Fed Ex	±5 Miles
		UPS	±10 Miles

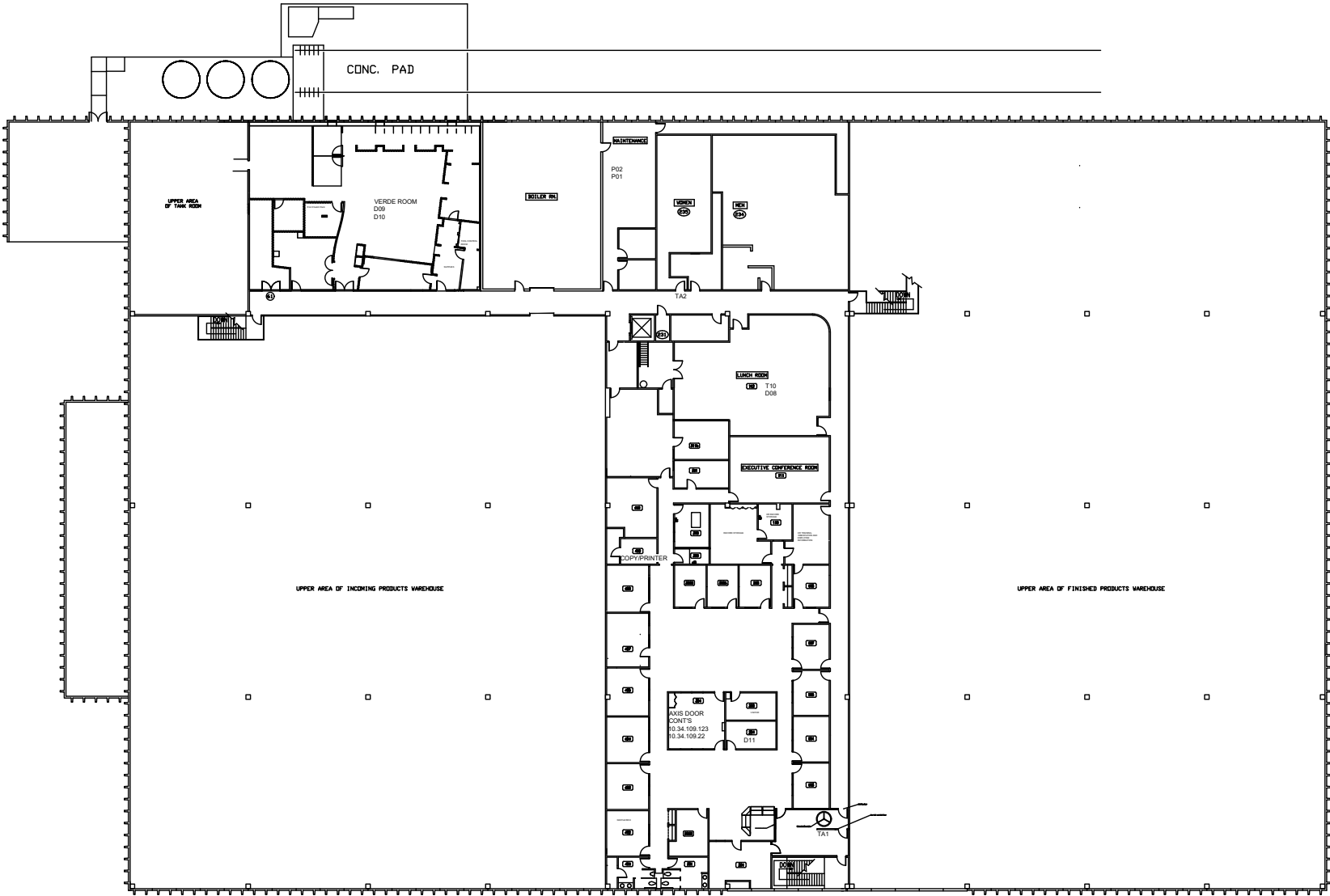
Site plan



Main floorplan - ±105,320 SF



Second floor mezzanine floorplan - ±28,320 SF



For more information contact:

Kevin Wilkerson, SIOR

+1 913 469 4601

kevin.wilkerson@jll.com

Phil Algrim, SIOR

+1 913 469 4605

phil.algrim@jll.com

Nick Tinnel

+1 913 469 4623

nick.tinnel@jll.com

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