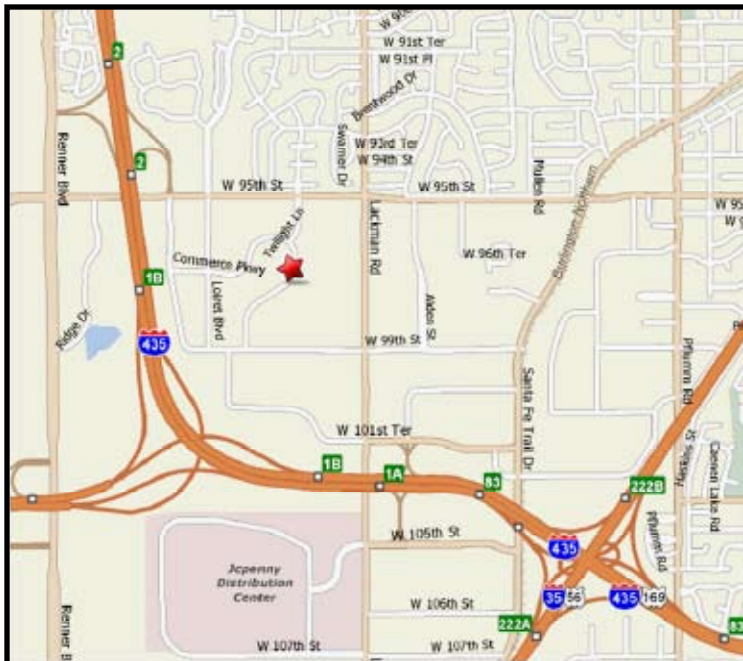


INDUSTRIAL PROPERTY FOR LEASE
KANSAS COMMERCE CENTER
 9767 Commerce Parkway - Bldg. 17
 Lenexa, Kansas



Property Highlights

- 38,773 SF Available
- 3,357 SF office space
- 35,416 SF Warehouse Area
- \$4.10 per square foot
- 24' clear height
- Five (5) dock high doors
- Rail served
- Wet sprinkler system
- Located at Commerce Parkway south of 95th Street
- Easy access to I-435, I-35 and K-10

For more information or to schedule a tour, give us a call.

Kevin Wilkerson
 913.469.4601 Direct
 wilkerson@capital-kc.com

Phillip L. Algrim
 913.469.4605 Direct
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Commercial Real Estate Services, Worldwide.

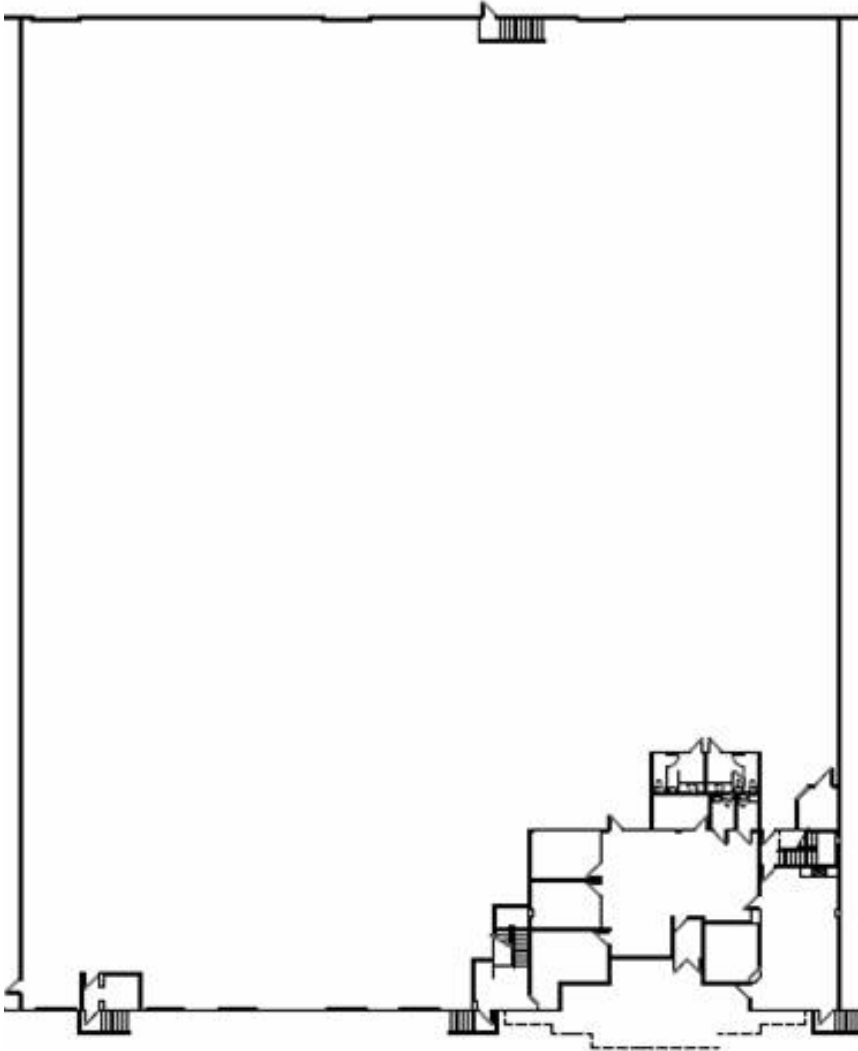
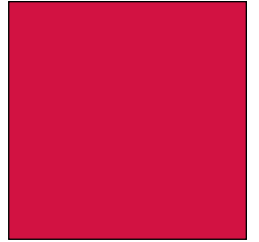
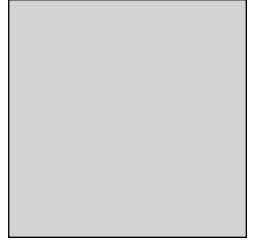
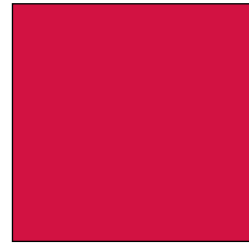
7500 College Boulevard • Suite 920 • Overland Park KS 66210

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

KANSAS COMMERCE CENTER

9767 Commerce Parkway - Bldg. 17

Lenexa, Kansas



38,773 SF

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NAI Capital Realty

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**Kansas Commerce Center
Building 17
9755-9771 Commerce Parkway
Lenexa, Kansas**

Building Overview

| | |
|-----------------------------|--|
| Park: | Kansas Commerce Center Lenexa, Kansas, 66215 |
| Building: | 17 |
| Land Area: | Approximately 8.0 acres |
| Building Type: | Bulk distribution facility |
| Building Size: | Approximately 126,077 square feet |
| Building Dimensions: | Approximately 630' wide x 200' deep |
| Column Spacing: | 30' wide x 40' deep (typical) |
| Clear Height: | Approximately 24' below the bar joists |
| Loading: | Twenty-two (22) overhead dock-high doors Two (2) drive-in doors ramped Seven (7) overhead rail doors |
| Truck Court: | Approximately 85' depth, with a 3' concrete truck apron |
| Roof System: | Metal |
| Exterior Walls: | Precast concrete panels |
| Fire Sprinklers: | Wet sprinkler system |
| Electrical: | KCP&L |
| Gas: | Kansas Gas Service |
| Water: | Johnson County Water District No. 1 |
| Sewer: | Johnson County Wastewater |

KANSAS COMMERCE CENTER
RENTAL RATE/TENANT IMPROVEMENT ALLOWANCE OVERVIEW

Building 17:

| | |
|---|---|
| Space Availability: | ±38,773 Sq. Ft. |
| Lease Term: | Five (5) to Ten (10) years |
| Rental Rate: | \$4.10 Per Sq. Ft. (Factors impacting the rental rate – level and percentage of tenant finish along with length of lease term.) |
| Range in Tenant Improvement Allowances: | \$0.50 to \$1.00 Per Sq. Ft. |
| Lease Type: | Net |
| Estimated Net Charges: | Estimated Real Estate Taxes: \$1.35 (Factors impacting real estate taxes – level and percentage of tenant finish) Estimated Property Insurance: \$0.09 Estimated CAM: \$0.88 |