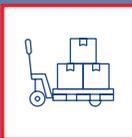




SPEC SPACE AVAILABLE

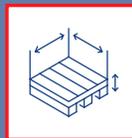


PREMIUM INDUSTRIAL BUSINESS PARK IN LENEXA 14100 MARSHALL DRIVE, LENEXA, KANSAS



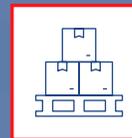
Availability

186,300+/- SF



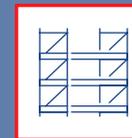
Dock Doors

24 (9'x10')



Drive-in Doors

4 (12'x16')



Office

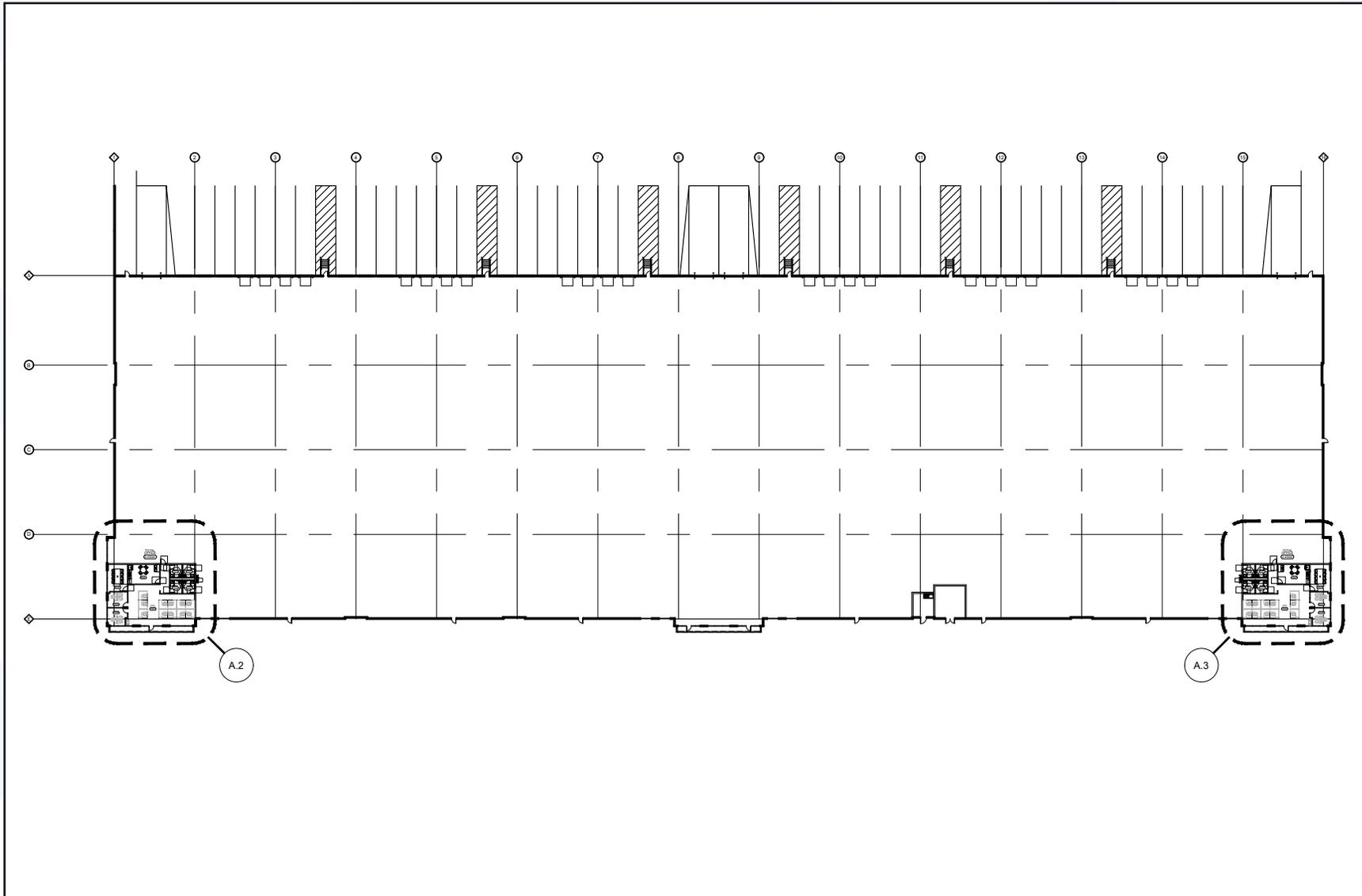
4,900+/- SF

Property Details

▶ Total Building Square Feet:	186,300+/- SF (230' x 810')	▶ Lighting:	LED light fixtures with motion sensors, and 25' foot candels at 36" above finished floor.
▶ Available Square Feet:	37,260 - 186,300+/- SF available	▶ Power:	3,000A, 277/480v/3-phase
▶ Available Office:	4,900+/- SF Spec Office (2,450 +/- SF on each corner)	▶ Car Parking:	166+/- car parking stalls
▶ Dock Doors:	24 docks (9'x10') with ability to add additional 14 dock doors. Dock equipment: Each existing door equipped with 45,000 lb. mechanical levelers, dock bumpers, and z guards.	▶ Trailer Storage:	61+/- stalls
▶ Dimensions:	(230' x 810')	▶ Amenities:	Excellent I-35 Visibility Access to I-435, I-35 & K-10
▶ Column Spacing:	54' x 56'8" 54'x60' speed bays	▶ For Lease:	Call For Pricing
▶ Drive-In Doors:	4 (12'x16')	▶ Nets:	Year 1 Est Taxes: \$1.38 PSF Est Insurance: \$0.12 PSF Est CAM: \$0.30 PSF Total Nets: \$1.80 PSF
▶ Clear Height:	32'	▶ Completion Date:	Q4 2026
▶ Sprinklers:	ESFR		
▶ Floor Thickness:	7" thick non-reinforced		



Floor Plan

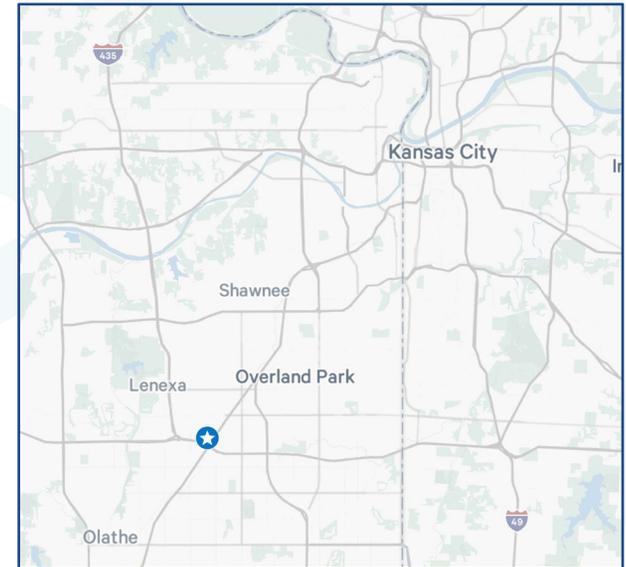


Site Plan





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