



Great Plains

commerce center

Building A

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

SPECULATIVE BUILD

±236,160 SF

Class A Office / Warehouse
Ready for Tenant Finish

PHILLIP L. ALGRIM, SIOR

National Director
+1 913 469 4605
phil.algrim@jll.com



GREAT PLAINS COMMERCE CENTER

Building A

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



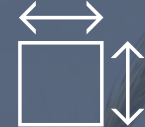
±236,160
SQUARE FEET



14.23
ACRES



32'
CLEAR HEIGHT



50'
COLUMN SPACING

BUILDING SPECIFICATIONS

Building Size	236,160 SF
Availability/Divisibility	± 33,740 - 236,160 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	Q4 2022
Base Rent	TBD
Taxes	\$0.75/sf; 10 year abatement
Insurance	\$0.10/sf
CAM	\$0.30/sf

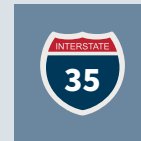
OVERALL SITE PLAN



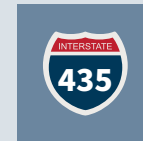
BUILDING A FLOOR PLAN



LOCATION & DEMOGRAPHICS OVERVIEW



1
MINUTE



5
MINUTES

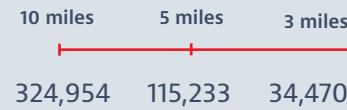


27
MINUTES

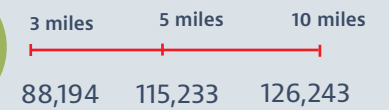


44
MINUTES

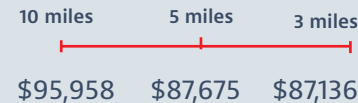
Total Population



Number of Households



Median Household Income



Median Home Value



 **Great Plains**
commerce center



 **CANDLEWOOD SUITES**

 **Holiday Inn Express**

 **QuikTrip**

159th Street



 **FedEx**

Contact

PHILLIP L. ALGRIM, SIOR

National Director

+1 913 469 4605

phil.algrim@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.