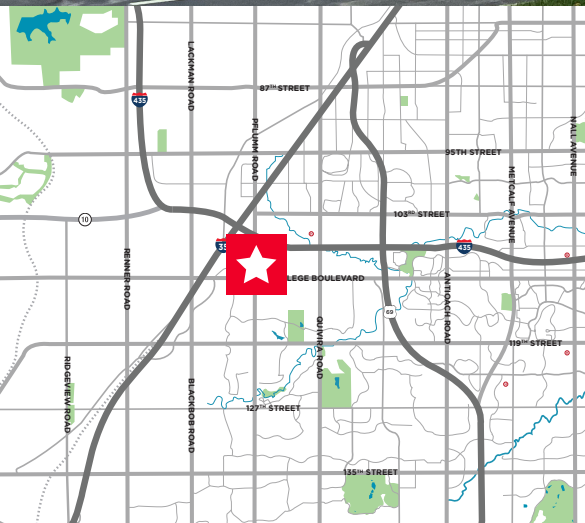




FOR LEASE

Crossroads Distribution Center

11350 Strang Line Road, Lenexa, KS



146,500 SF Industrial Space Available

Property Highlights

- Located at “main & main” of the Kansas City industrial market, the Crossroads Distribution Center is surrounded by an abundance of amenities and offers immediate access to Interstates 435 and 35
- The well-maintained property features good clear heights, highway visibility and ample loading
- Clear height of 24’ with typical column spacing of 42’ x 50’
- Interstate 35 visibility and outside storage

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Property Highlights

Address	11350 Strang Line Road
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Availability	146,500 SF
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CONSTRUCTION

Construction	Precast concrete; tilt wall panels
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Roof Type, Age	Standing seam metal, 1995
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Fire Protection	ESFR
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Interior Lighting	T5
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HVAC	Gas-fired unit heaters
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PROPERTY FEATURES

Site Area	10.11 Acres
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Office	8,000 SF
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Zoning	BP-2, Planned Manufacturing District
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Year Built	1995
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Clear Height	24'
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Column Spacing	42' x 50'
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Loading	26 Docks, 1 Drive-In
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Building Depth	250'
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Truck Court Depth	100'
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Car Parking	105 spaces
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Power	277/480v, 1,000 amps
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Nets	Taxes: \$1.89
	Insurance: \$0.11
	CAM: \$0.84
	Total: \$2.84



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Floor Plan





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Location Aerial



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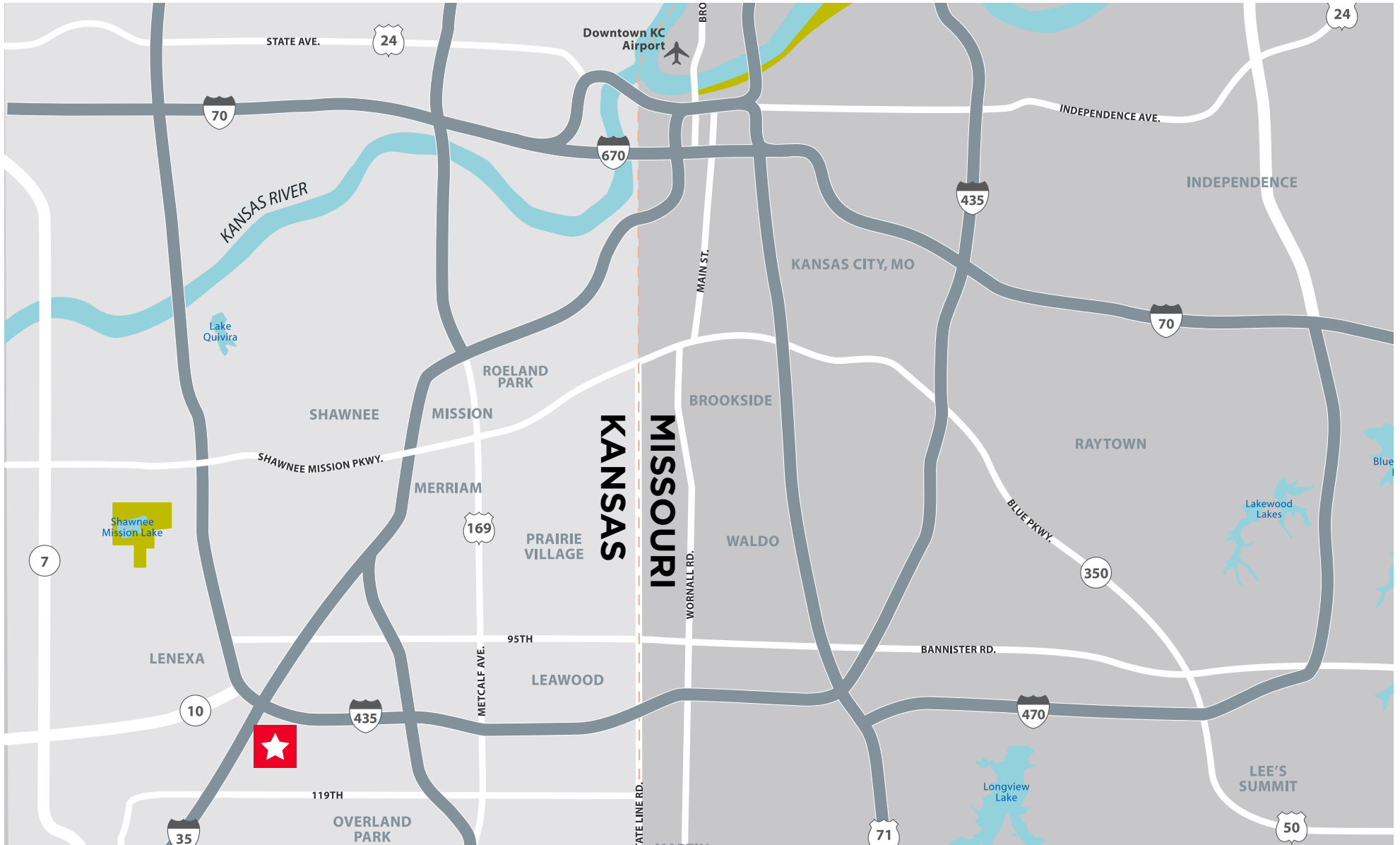


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Location Map



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