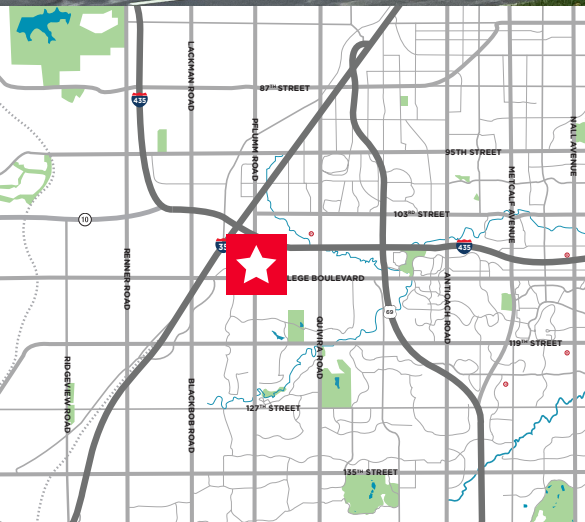




FOR LEASE

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 |
|---------|------------------------|

| | |
|--------------|------------|
| Availability | 146,500 SF |
|--------------|------------|

CONSTRUCTION

| | |
|--------------|------------------------------------|
| Construction | Precast concrete; tilt wall panels |
|--------------|------------------------------------|

| | |
|----------------|---------------------------|
| Roof Type, Age | Standing seam metal, 1995 |
|----------------|---------------------------|

| | |
|-----------------|------|
| Fire Protection | ESFR |
|-----------------|------|

| | |
|-------------------|----|
| Interior Lighting | T5 |
|-------------------|----|

| | |
|------|------------------------|
| HVAC | Gas-fired unit heaters |
|------|------------------------|

PROPERTY FEATURES

| | |
|-----------|-------------|
| Site Area | 10.11 Acres |
|-----------|-------------|

| | |
|--------|----------|
| Office | 8,000 SF |
|--------|----------|

| | |
|--------|--------------------------------------|
| Zoning | BP-2, Planned Manufacturing District |
|--------|--------------------------------------|

| | |
|------------|------|
| Year Built | 1995 |
|------------|------|

| | |
|--------------|-----|
| Clear Height | 24' |
|--------------|-----|

| | |
|----------------|-----------|
| Column Spacing | 42' x 50' |
|----------------|-----------|

| | |
|---------|----------------------|
| Loading | 26 Docks, 1 Drive-In |
|---------|----------------------|

| | |
|----------------|------|
| Building Depth | 250' |
|----------------|------|

| | |
|-------------------|------|
| Truck Court Depth | 100' |
|-------------------|------|

| | |
|-------------|------------|
| Car Parking | 105 spaces |
|-------------|------------|

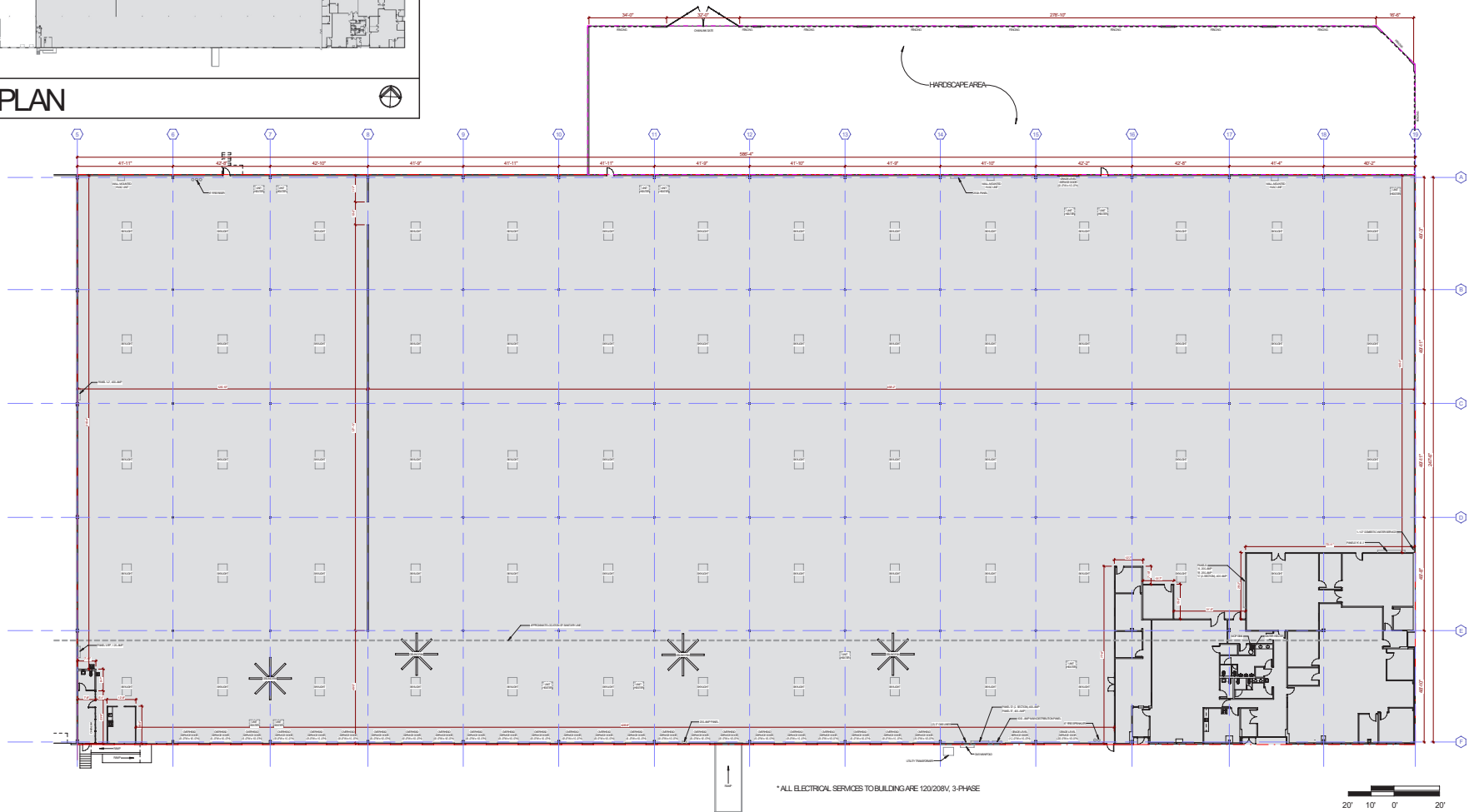
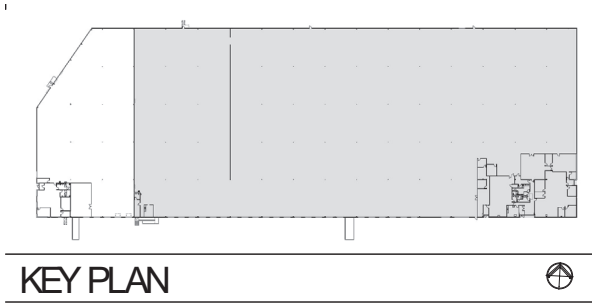
| | |
|-------|----------------------|
| Power | 277/480v, 1,000 amps |
|-------|----------------------|

| | |
|------|-------------------|
| Nets | Taxes: \$1.89 |
| | Insurance: \$0.11 |
| | CAM: \$0.84 |
| | Total: \$2.84 |



Floor Plan

| | | |
|---|--|------------|
|  | BUILDING BOUNDARY / SUITE SQUARE FOOTAGE | 146,510 SF |
|  | HARDSCAPE AREA SQUARE FOOTAGE | 23,498 SF |





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Location Aerial



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Location Map

