

FOR SALE OR LEASE

175 COMMERCE CENTRE

175TH & HEDGE LANE, OLATHE, KS 66062



**1,071,139± SF bulk
cross-dock on 56.9± acres**



175 COMMERCE CENTRE



BUILDING SIZE: 1,071,139±
(Divisible to 400,000 SF)
(560 x 1,900)



CLEAR HEIGHT: 40'



LAND AREA: 56.9 Acres



LIGHTING: 30' Candle LED lighting



OFFICE: 2,484 SF speculative
office space (expandable)



SPRINKLER: ESFR (K-25 Heads)



ZONED: M-2 General Industrial



DOCKS: 208 - 9'x10'
4 - 14'x16' drive-in



COLUMN SPACING: Speed bays 75'deep
56' East/West x 60'
North/South



DOCK EQUIPMENT: 40,000 lb. pit levelers
(70 existing)



POWER: Two-2,000 AMP
277/480V electrical
services to the building



PARKING: 253 Autos + 454 future
positions



CONSTRUCTION TYPE: Concrete Tilt-Wall Panels



NET CHARGES: CAM: \$0.20 PSF
Insurance: \$0.14 PSF
Taxes: \$0.80 (\$0.73 PSF
PILOT fixed for 10 years
+ \$0.07 PSF Special
Benefit District)

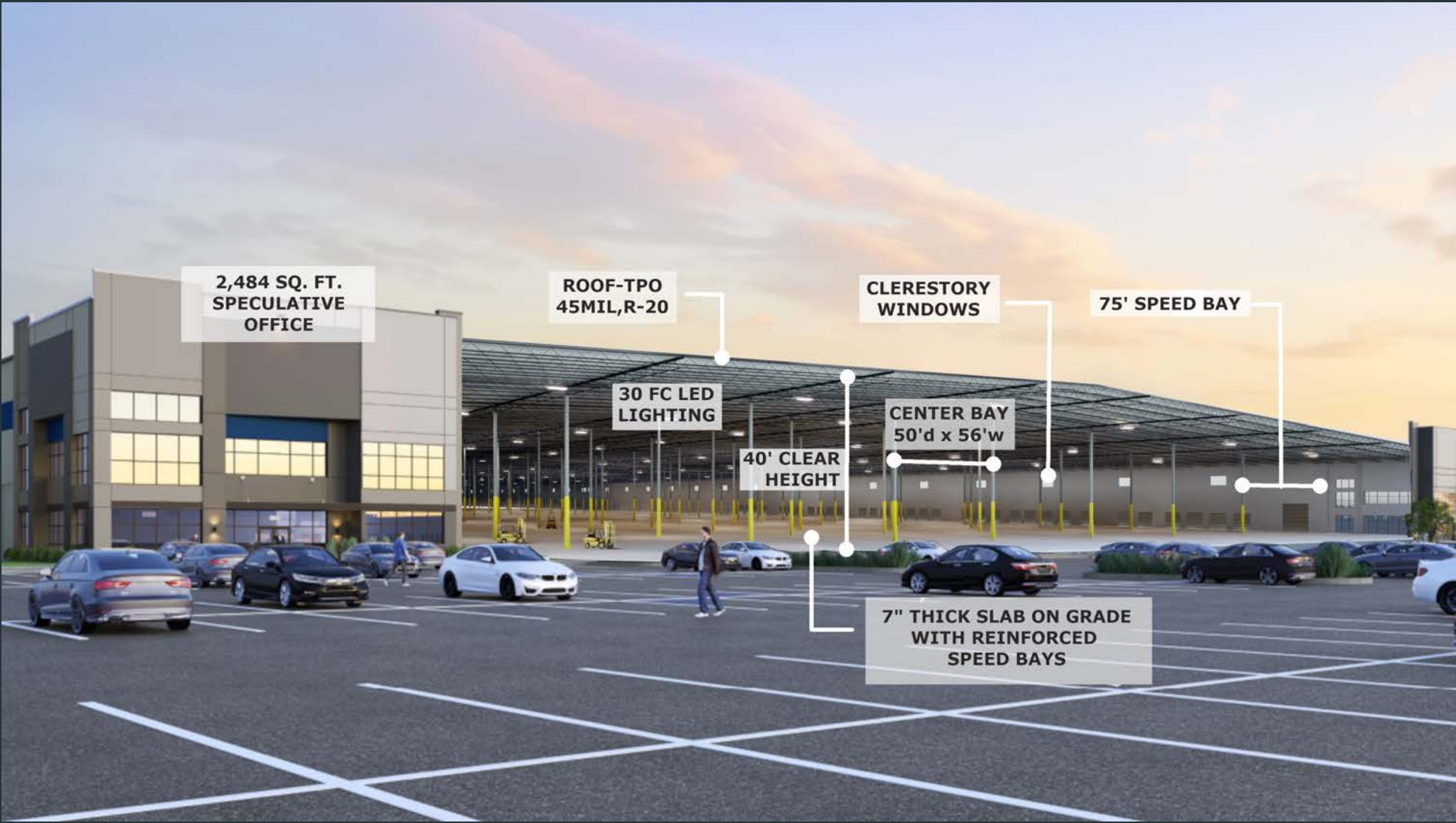


ROOF: 45 mil TPO roof with
R-20 insulation

PROPERTY PHOTOS



ARCHITECTURAL RENDERING



MARKET OVERVIEW



175 Commerce Center is in the heart of the Johnson County submarket that has transformed Kansas City into one of the premier distribution hubs in the United States. Just east of Interstate 35 in Olathe, KS, the site is less than 15 minutes from BNSF's state-of-the-art intermodal facility in Edgerton, KS and less than 30 minutes from the major east-west shipping route of Interstate 70. The 1.1 msf cross-dock building on 56.9 acres is ideal for efficient distribution via rail and highway throughout the Midwest and across the nation.

Kansas City is the closest major city to the geographic center of the continental United States and is also the closest major city to the country's mean center of population. It is the junction of Interstates 70 and 35, with additional north-south shipping routes along Interstates 29 and 49. The Canadian Pacific Kansas City Southern rail line that originates in Veracruz, MX on the Gulf of Mexico and Cardenas, MX on the Pacific Ocean before crossing the US border at Laredo, TX ends its northern run in Kansas City, while BNSF, Union Pacific, and Norfolk Southern all operate in the market as well. Kansas City is the second largest rail market in the country and has more 30% more Interstate miles per-capita than any other major city.



POPULATION

Kansas City is the 31st largest MSA in the US with a 2023 population of 2.2 million.

The US Census reported population in Kansas City grew by 1.3% between 2020 and 2023—excluding retirement markets in Florida and the South-west, this was 9th largest increase of cities with more than 1.5 million people



TRADE

Kansas City's gross regional product in 2023 was \$171.8 billion, with regional imports of \$142.5 billion against regional exports of \$167.3 billion.



LOCATION

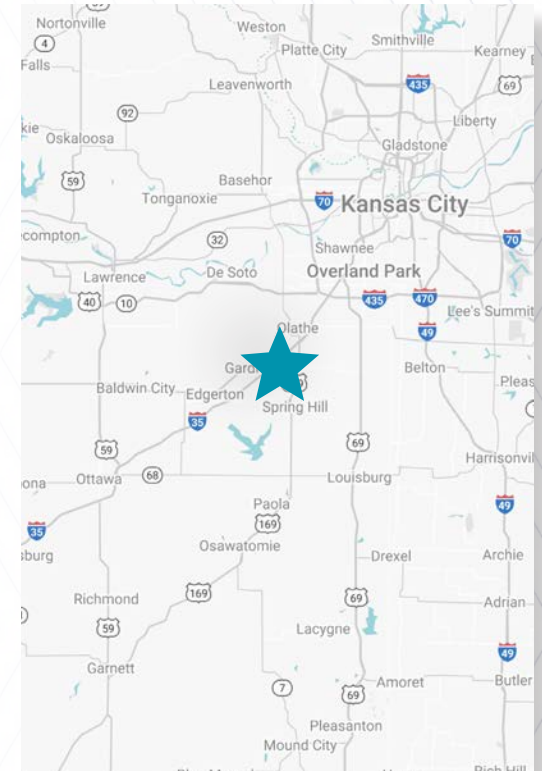
Dallas: 506 miles

Chicago: 510 miles

Denver: 603 miles

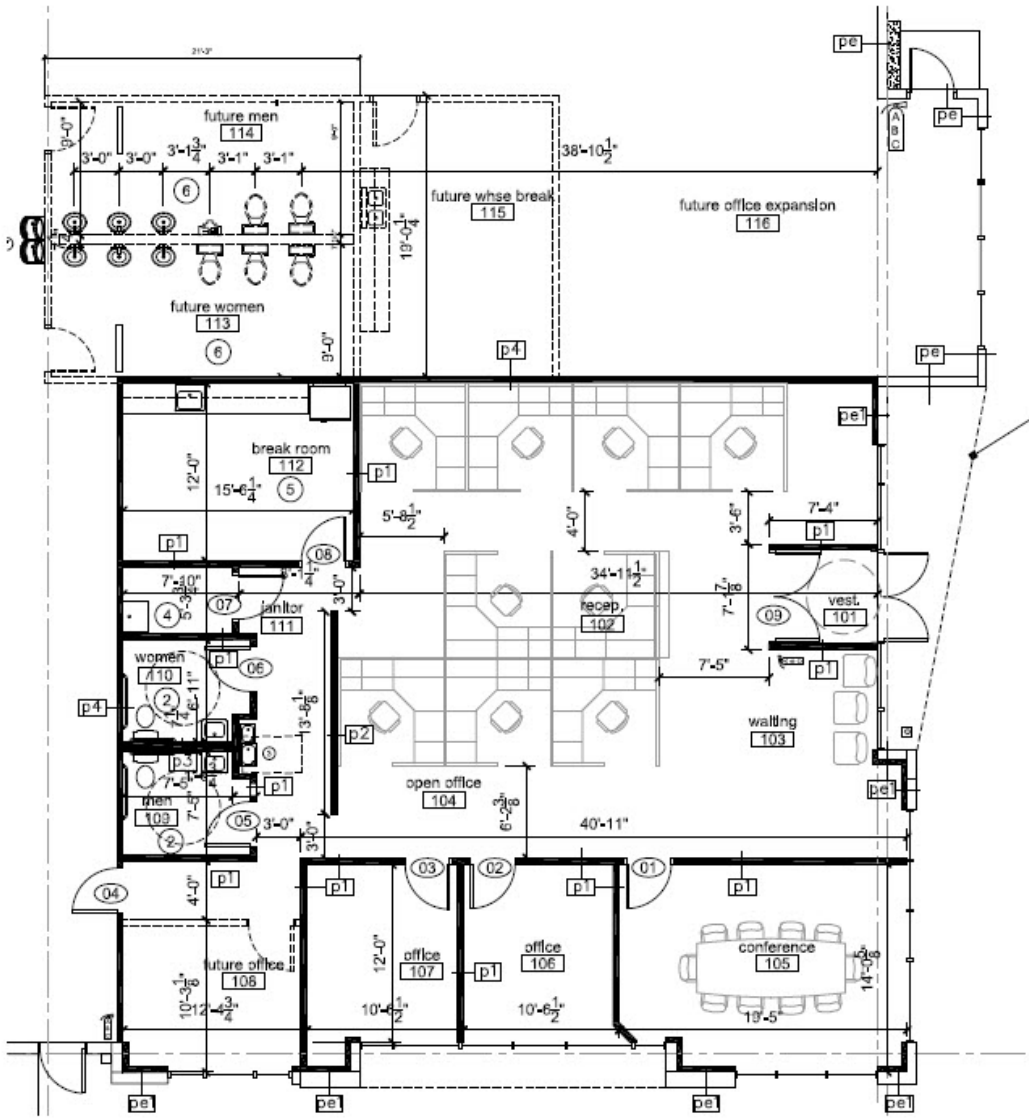
Indianapolis: 482 miles

90% of the contiguous United States can be reached by truck in 2 days or less



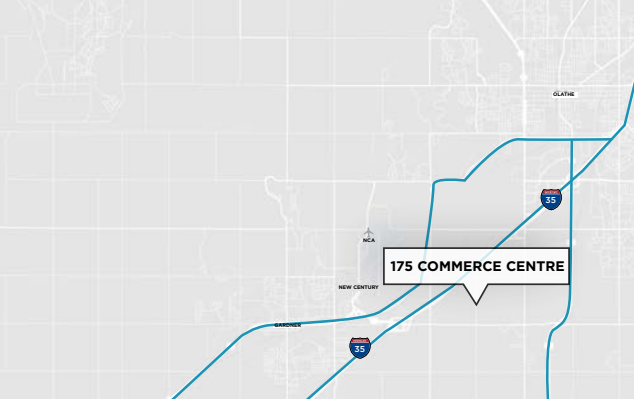
SPEC OFFICE PLAN

BUILDING 1





SITE PLAN



AERIAL MAP



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