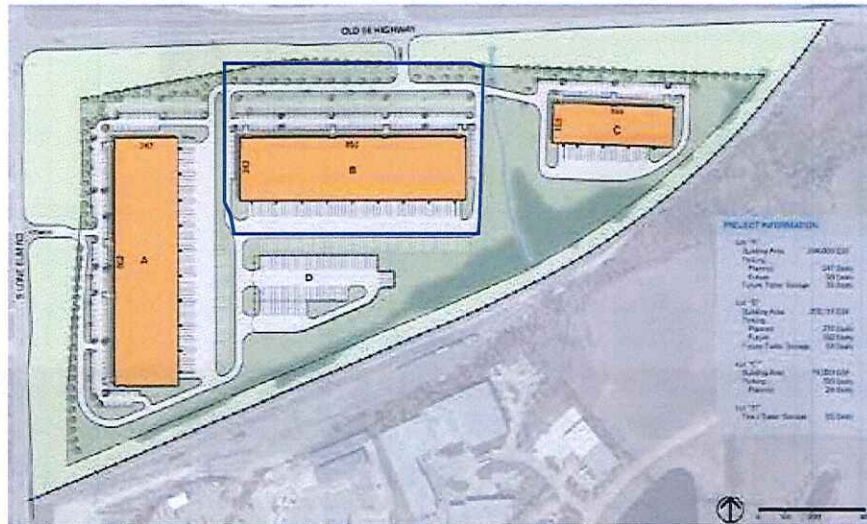
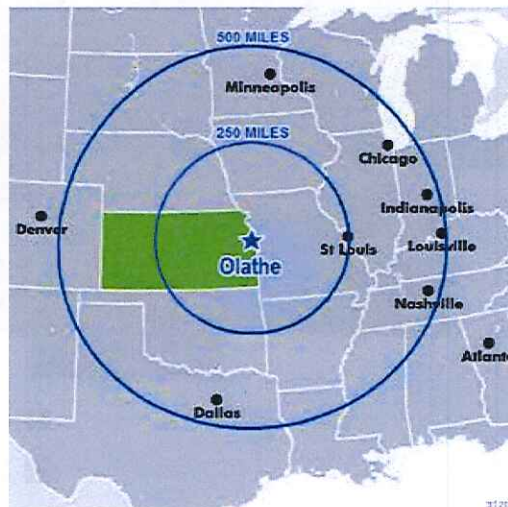


# 56

## COMMERCE CENTER



### REGIONAL DRIVE TIME MAP



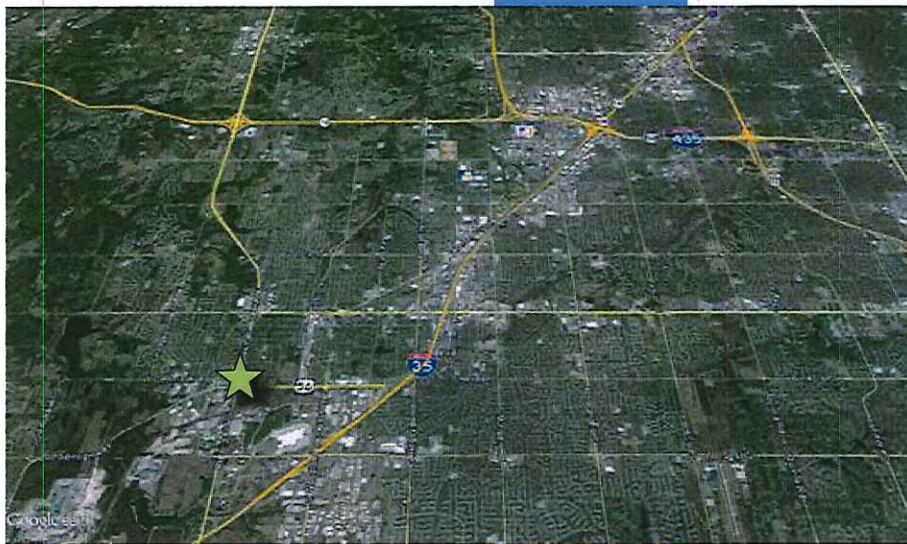
### PROPERTY SPEC'S

BUILDING SIZE:	205,114+/- SF
LAND AREA:	22.96+/- Acre Site
AVAILABLE SPACE:	205,114+/- SF - Possible Outside Storage Available
DIVISIBLE:	24,000+/- SF
OFFICE AREA:	BTS
ZONING:	M-2 General Industrial District
BUILDING DIMENSIONS:	242' x 852'
CONSTRUCTION:	Precast concrete panels
CLEAR HEIGHT	32'
COLUMN SPACING:	45' x 50' w/ 60' staging bays
BAY SIZE:	12,000+/- SF
LOADING DOCKS:	20 Dock high doors (10 fully equipped with 35,000# mechanical levelers, seals and bumpers) Potential for up to 55 dock positions
DRIVE IN DOORS:	2 Drive In doors
PARKING:	212 auto stalls expandable by 180 additional
TRUCK COURT:	140' Deep
ROOF:	R-20, 45-mil mechanically fastened TPO
FLOOR:	7" unreinforced 4,000 psi concrete slab on 4" of compacted granular fill
FIRE SUPPRESSION:	ESFR
HEATING:	Forced Gas Unit Heaters
LIGHTING:	Interior T-5 florescent, 30'footcandels
WINDOWS:	Aluminum frame 1" insulated glazing panel
POWER:	2,000 AMP 480 volt 3-phase service to building
ELECTRIC SERVICE:	WestStar
WATER:	City of Olathe
GAS:	ATMOS
SEWER:	City of Olathe
INTERSTATE ACCESS:	56 Commerce Center of Johnson County has strong access to major Interstates and tributary State Highways. Interstate 35, a major U.S. border to border system, is accessible in under 3 minutes. Other accessibility rates: Interstate 435- five minutes, Interstate 49- 10 minutes, Interstate 70- under 15 minutes & Interstate 29- under 20 minutes.
ANNUAL RENTAL RATE:	\$4.55-\$4.95 NNN
ANNUAL OPERATING EXPENSES:	Taxes: Est \$.65 PSF (w/50% 10 year tax abatement) Insurance: \$.08 CAM: Estimated \$.30 PSF
DELIVERY DATE:	December 2016



# 56 COMMERCE CENTER

LOCATION AERIAL



# 56

# COMMERCE CENTER



## SPEC INDUSTRIAL BUILDING

801 W Old 56 Highway, Olathe, KS  
205,114 +/- SF Available

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