

## Development Ready, Build-to-Suit Lease/Sale



### Great Visibility at K-7 & K-10!

- Designed for up to 472,771 SF
- 30 acres 13.5+/- and 16.5+/- acre sites
- Highway visibility
- Established distribution corridor
- Great access to I-35, K-7, K-10 & I-435
- State of Kansas provides excellent relocation/incentive packages

### For more information:

Michael R. Block, CPM  
816.932.5549  
mblock@blockllc.com

Andrew T. Block  
816.412.5873  
ablock@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

## Land/Future Building Specifications

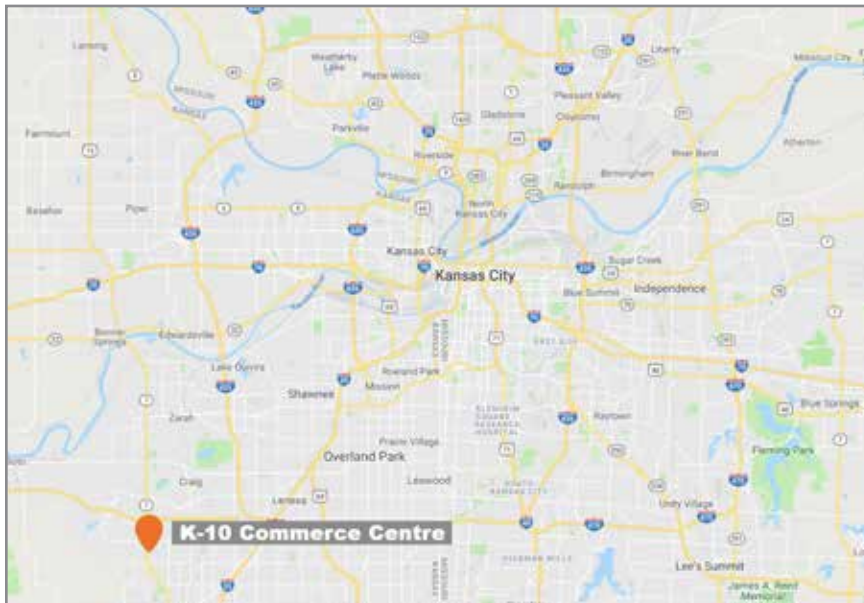
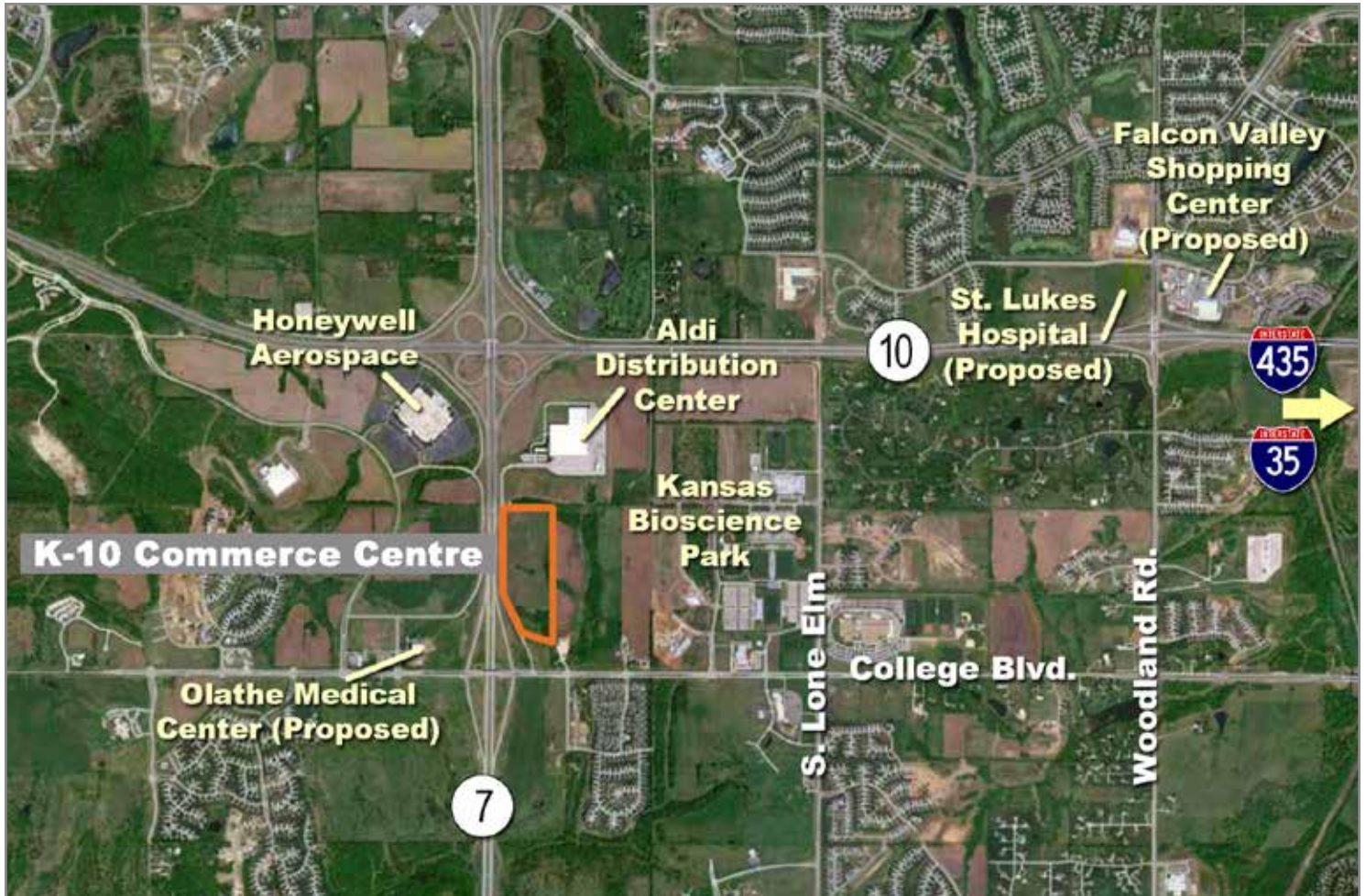
Location:	K-7 Highway, between K-10 Highway and College Blvd.	
Land Size:	30 acres as 13.5+/- acres (north end) to support 212,798 SF building and 16.5+/- acres (south end) to support 259,973 SF building	
Sanitary Sewer:	City of Olathe	
Water:	Water One, 12" main	
Electric:	Kansas City Power & Light, 3-ph	
Gas:	Atmos Energy, 4" main	
Fiber:	AT&T Fiber Optic	
Zoning:	MP-2, Planned General Industrial District	
Access:	Immediate access to I-35 (NAFTA Corridor), K-7, K-10 & I-435	
Trailer Storage:	Building A: 20 trailer spaces Building B: 35 trailer spaces	(as currently proposed)
Car Parking:	Building A: 195 spaces Building B: 291 spaces	(as currently proposed)
Dock-Doors:	Building A: 44- 9' x 10' dock-doors; 4- 12' x 14' drive-in doors Building B: 60- 9' x 10' dock-doors; 4- 12' x 14' drive-in doors	(as currently proposed)



# K-10 Commerce Centre

Olathe, Kansas

For Sale/Lease  
Build to Suit



For more information:

Michael R. Block, CPM  
816.932.5549  
mblock@blockllc.com

Andrew T. Block  
816.412.5873  
ablock@blockllc.com



# K-10 Commerece Centre

Olathe, Kansas

For Sale/Lease  
BuildtoSuit



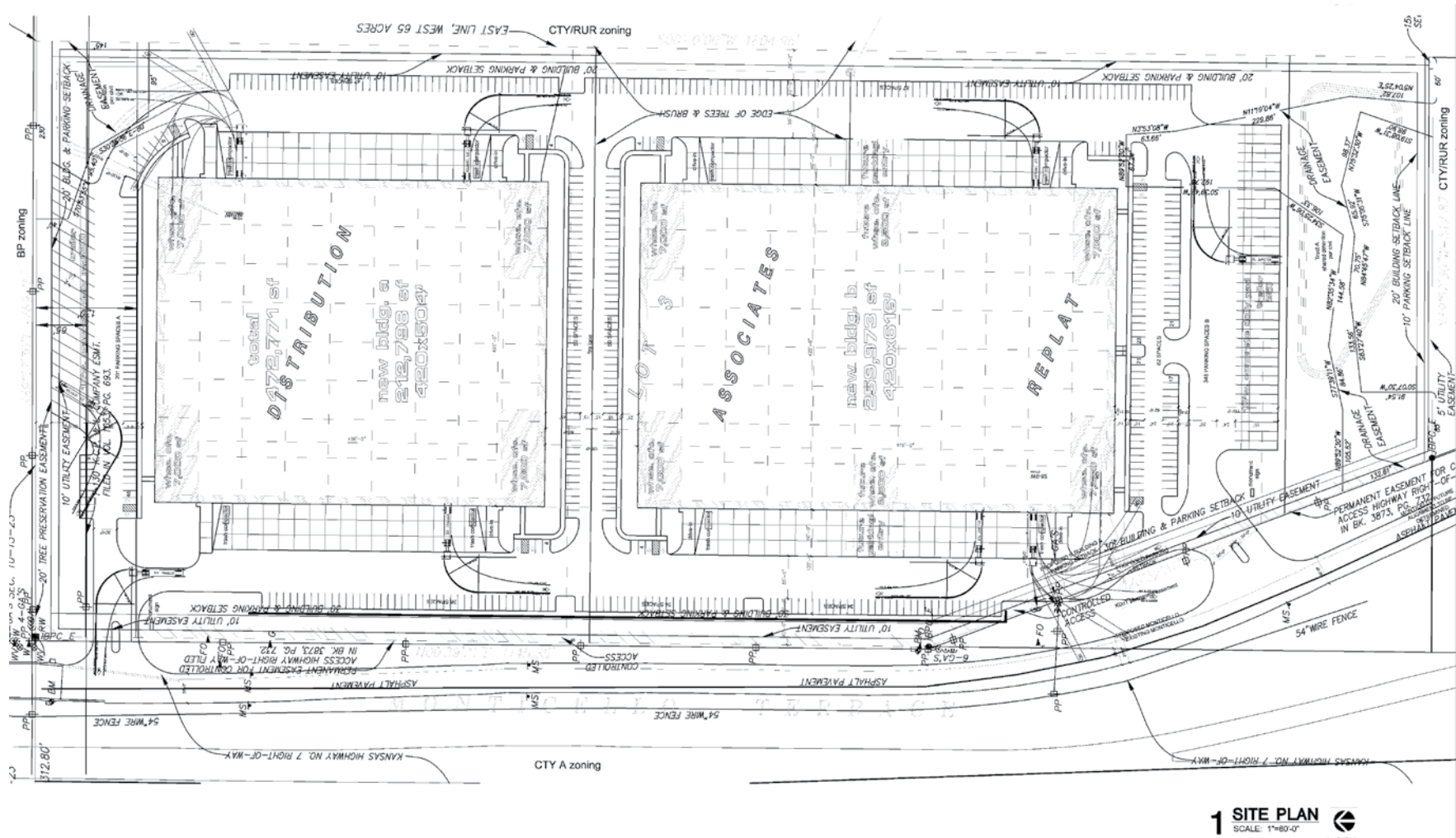
## Legend

1. City Center North Village (Proposed)
2. City Center Lenexa (Proposed)
3. City Center East Village (Proposed)
4. Renner Corporate Centre I & II (Kiewit Power Construction Phase 1)
5. Grundfos Pump Corporation Office HQ (Planned)
6. Renner Ridge Corporate Center
7. Kansas Commerce Center
8. Shawnee Mission Medical Center (Phase 1 Under Construction)
9. LabOne
10. St. Luke's Hospital (Proposed)
11. Falcon Valley Shopping Center (Proposed)
12. Honeywell
13. Aldi's Distribution Center
14. Kansas Bioscience Park
15. Ridgeview Marketplace Shopping Center (Proposed)
16. Corporate Ridge Office Park
17. JC Penny Distribution Center
18. Olathe Medical Center (Proposed)
19. Mid America Industrial Park
20. College Crossing Business Park
21. Southlake Technology Park
22. 119th Street Technology Park
23. Soccer Complex (Proposed)
24. Ridgeview Corporate Centre
25. Business Park Development
26. Business Park & Research Development
27. Shawnee Warehouse Industrial
28. Perimeter Park (Wh/Ind)
29. K-10 Commerce Centre

## Olathe, Kansas

For Sale/Lease  
Build-to-Suit

## Proposed - 2 Building Site Plan



4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)



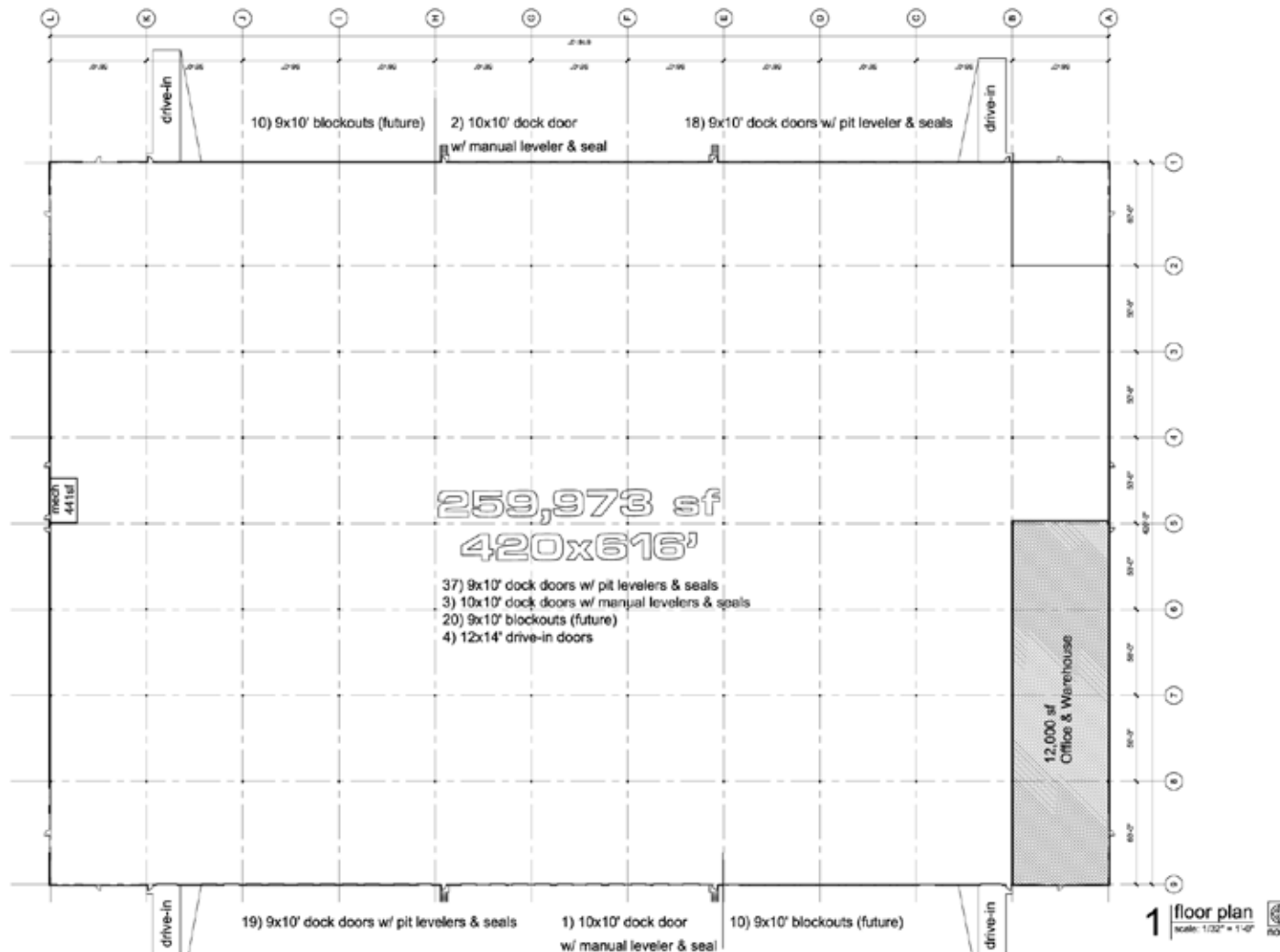
**BLOCK**  
REAL ESTATE SERVICES, LLC

# K-10 Commerece Centre

Olathe, Kansas

For Sale/Lease  
Build-to-Suit

## Proposed Building 1



4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

**BLOCK**  
REAL ESTATE SERVICES, LLC



# K-10 Commerece Centre

Olathe, Kansas

For Sale/Lease  
BuildtoSuit

Proposed 2 Buildings



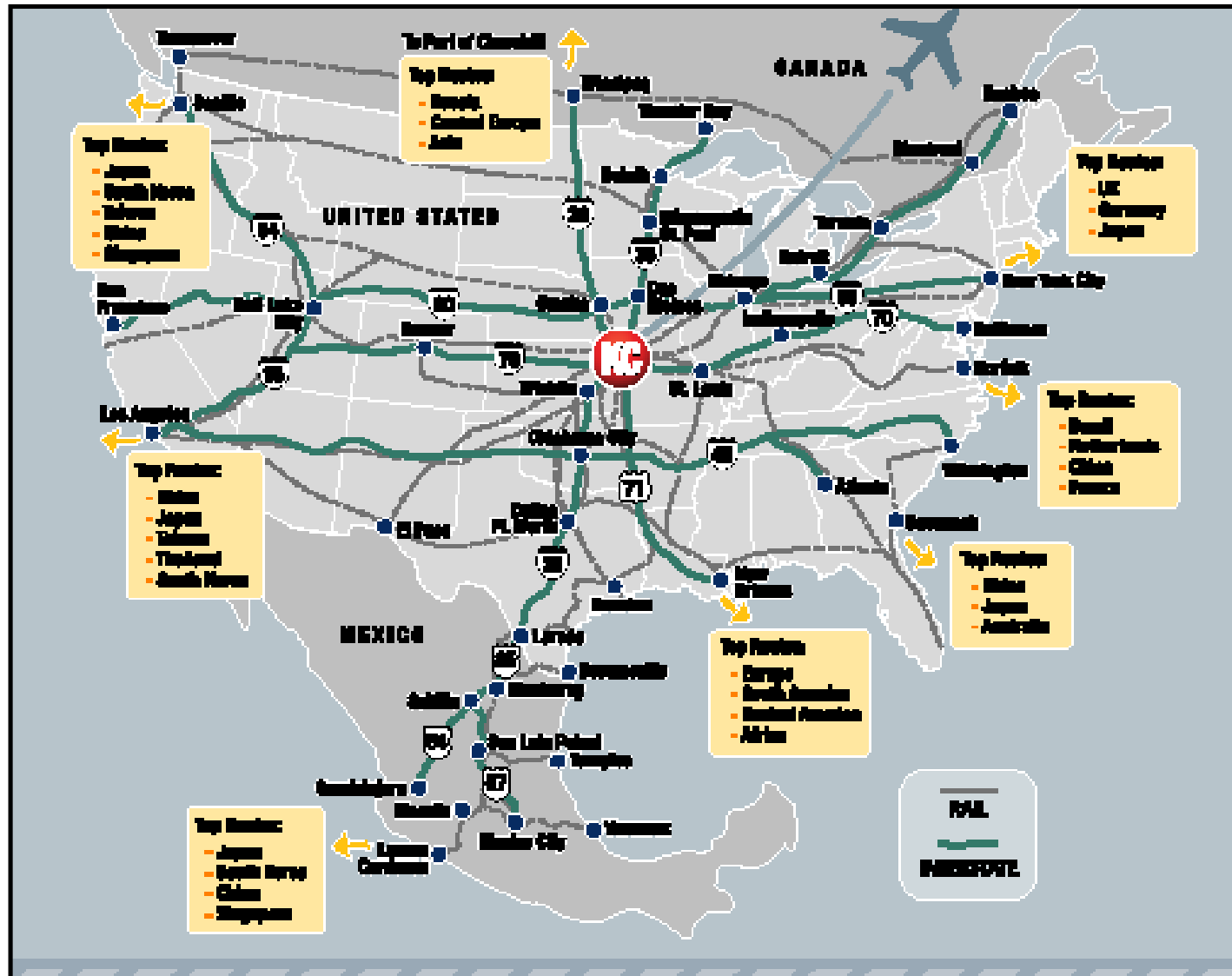
4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

**BLOCK**  
REAL ESTATE SERVICES, LLC

# K-10 Commerce Centre

Olathe, Kansas

For Sale/Lease  
Build-to-Suit





# K-10 Commerece Centre

Olathe, Kansas

For Sale/Lease  
BuildtoSuit

