

7801 Nieman Rd.

Shawnee, Kansas

For Sale/Lease



175,737 SF Building for Lease Office/High-End Manufacturing/Warehouse Space

- FDA, HIPPA SP I Standards, INFO SEC (Security Division of FedEx Standards) ABA compliant areas.
- Available May 1, 2014.
- Ready-made opportunity for pharmaceutical companies, food production, call centers as well as other office, high end manufacturing and/ or production uses.
- Card readers at every door and over 60 monitored cameras for security purposes.
- Electrical redundancy; central UPS system offers uninterrupted power to the server room.
- Building can be split for multi-tenant.
- 7801 Nieman is part of the master planned 600,096 SF Nieman Business Park.

For more information:

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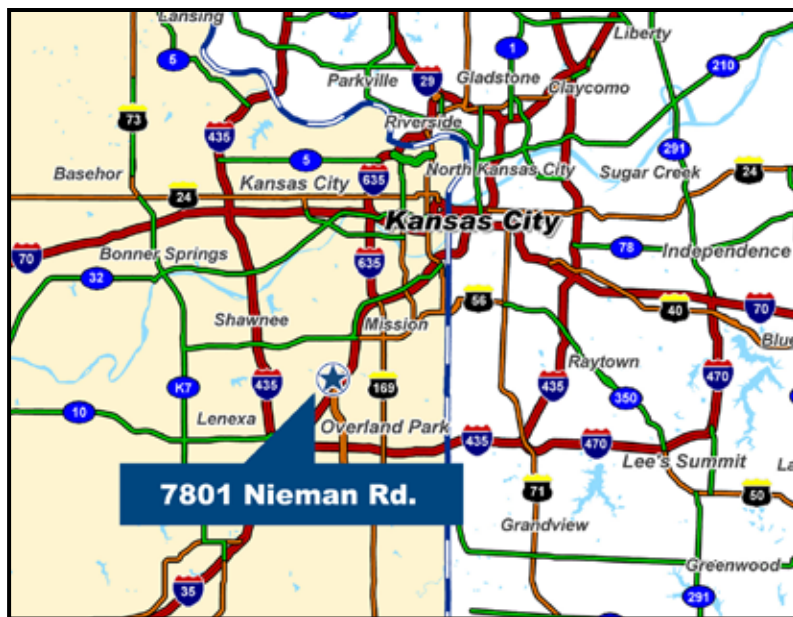
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Phone: 816.756.1400 Fax: 816.932.5598

BLOCK
REAL ESTATE SERVICES, LLC

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Building Specifications

Building Size:	<u>First Floor Breakdown</u>	
	Warehouse office:	3,251 SF
	Warehouse heated:	55,590 SF
	Warehouse – a/c:	<u>6,377 SF</u>
	Warehouse Total:	65,218 SF
	Production – area:	30,564 SF
	Production – office:	7,618 SF
	Production – generator:	<u>487 SF</u>
	Production Total:	38,669 SF
	Office First Floor:	<u>28,804 SF</u>
	First Floor Total:	132,691 SF
	Second Floor:	<u>43,091 SF</u> (100% finished call center/office)*
	Building Total:	175,737 SF

**Future expansion office on 2nd mezzanine: 9,872 SF*

Land Area: 478,504 SF (10.98 acres)

Legal Description: Nieman Business Park Lot #1 –
KUPN: 046-056-23-0-40-04-004 00-0
Parcel ID: QP47000000 0001

Loading: 10 - Dock high doors - five each on the south and north elevations.
All doors are equipped with 20,000 lb. pit levelers that are electric air-bag levelers, interior expandable security gates, trailer-like kits, protective bollards, UV bug light kits, and exterior shelters.
1 - drive-in – 12' x 14' on south elevation
1 - van-high loading dock - no equipment, on south elevation

Power: 3,000 amps 480/277 volt 3-phase, 4 wire.
There is redundant power to the server room on the first floor. There is also backup power delivered by a diesel operated generator that provides 580 kilowatts of power. The backup generator, operating at 2/3 capacity, is able to operate 100% of the building's electrical requirements. The first floor server room has 7- tons of cooling and can be run year round. The uninterruptable power supply (UPS) in the server room, serves as a back-up power supply, as well as the upper data closets throughout the building. There are two of the data closets on the first floor and four on the second floor.

Building Specifications

Parking: Existing striping for 387 cars.

Expansion parking:

Option A:	90
Option B:	14
Option C:	25
Total Potential Parking:	516

HVAC:

- Two 100-ton McQuay HVAC rooftop units that serve the office areas on both the first and second floor
- Four 25-ton Lennox roof top units that serve the production area on the first floor only
- Supplemental air conditioning system of 2 - 5 ton units that serve the call center on the second floor (NEC)
- 5-ton split system that serves the vestibule on the first floor NWC only
- Two 5-ton split systems that serve the first floor secured warehouse (in the NWC of the warehouse)
- Single 12-ton Lennox that serves the first floor area by the generator
- 5-ton unit that serves the second floor training room (SEC call center)
- Warehouse heated by a single Titan direct fired furnace providing 1.5 million BTUs

Warehouse Lighting: Metal Halide

Fire Sprinkler: E.S.F.R. system (Early Suppression Fast Response) that allows high pile storage and reduced insurance rates. It has both a dry-loop and a CO2 system in the server room on the first floor. Skylights in warehouse are smoke relief vents.

Column Spacing: 40' by 40' (warehouse)

Clear Height: 24' in the east section of the warehouse and 26' in the west section.

Floor: 6" reinforced concrete

Zoning: PI - Planned Industrial

Building Specifications

Net Charges: (2013 Est.)	CAM:	\$0.50
	RE Taxes:	\$1.67
	Park CAM:	\$0.05
	<u>Insurance:</u>	<u>\$0.12</u>
	Total:	\$2.34

Lease Rate: Entire Building: \$7.25 PSF, Net
Range of combinations from \$4.95 - \$10.25 Net PSF
1st floor warehouse with offices: \$6.25 PSF
2nd floor call center only: \$10.25 Net PSF

Sale Price: \$14,500,000 (1st floor leased to Harte Hanks until 4/30/16)

Year Built: 1998

- Unique Qualities:
- Warehouse equipped with narrow VNA racking system which maximized storage efficiency and allows a 6' distance between racks. Forklifts are directed via an underground tracking cable which enables maximum control ability.
 - Call Center Qualifications – All call rooms in the building meet INFO SEC (Security Division of FedEx Standards).
 - The entire building currently meets HIPAA SP I Standards in order to protect personal information. Every door has a card reader and the building has over 60 cameras that are monitored
 - FDA approved facility and ABA approved for dog food production. The building is also approved for packaging of baby formula.
 - Production in FDA areas are fully air conditioned and automated with a monitoring system in place (split 100 PSI system)
 - Packaging area has a central media vacuum system.
 - There is a central UPS system that offers uninterrupted power supply to the server room on the first floor.
 - Warehouse has infrared wireless barcode order tracking system.
 - Central Median Vacuum System (26" sign MG) and central compressed system (100 PSI).

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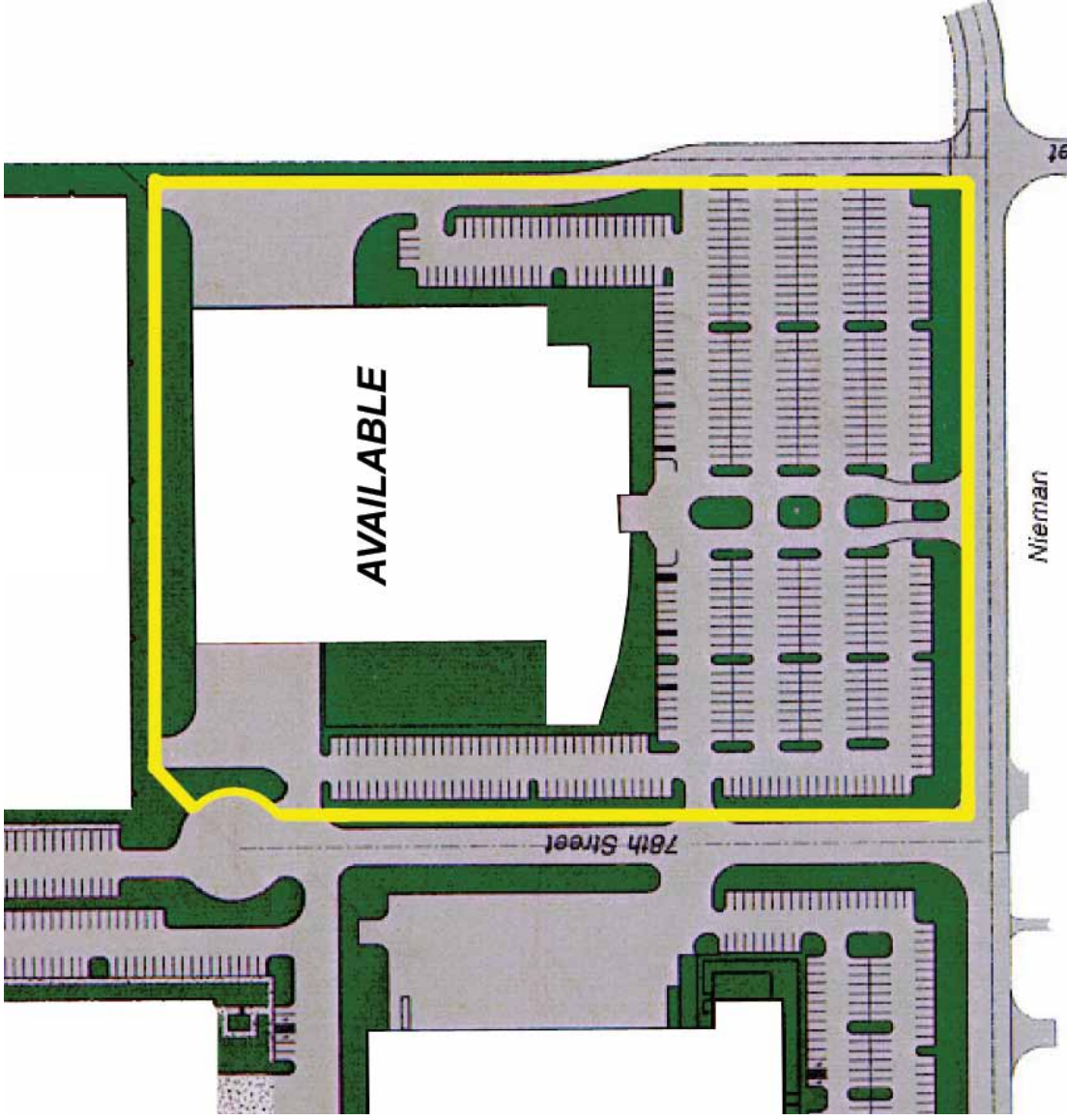
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Site Plan



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1st Floor



FIRST FLOOR TOTAL = 132,691 SF

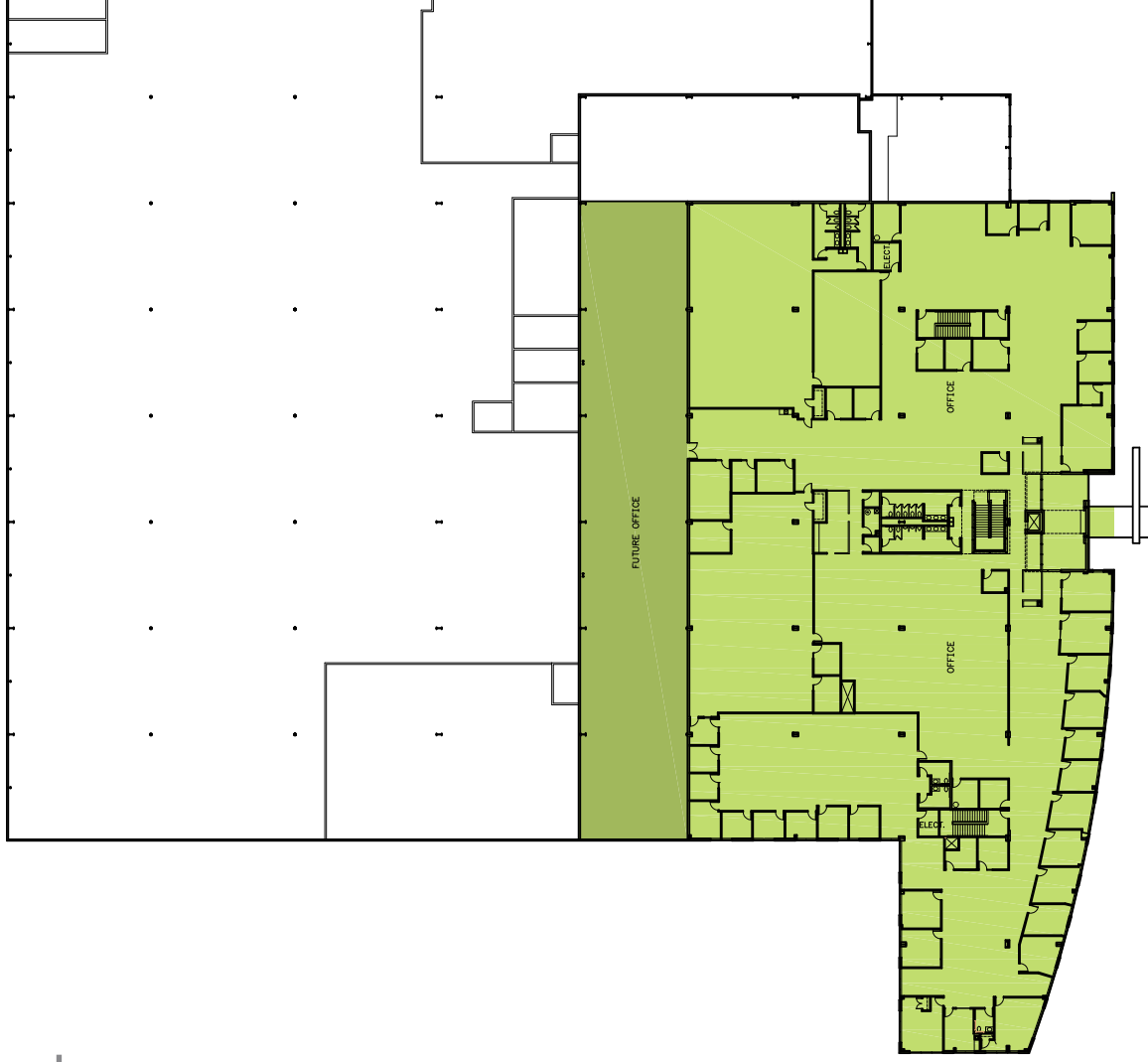
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2nd Floor



SECOND FLOOR PLAN

OFFICE TOTAL = 43,046 SF

SECOND FLOOR TOTAL = 43,046 SF

FUTURE OFFICE TOTAL = 9,872 SF

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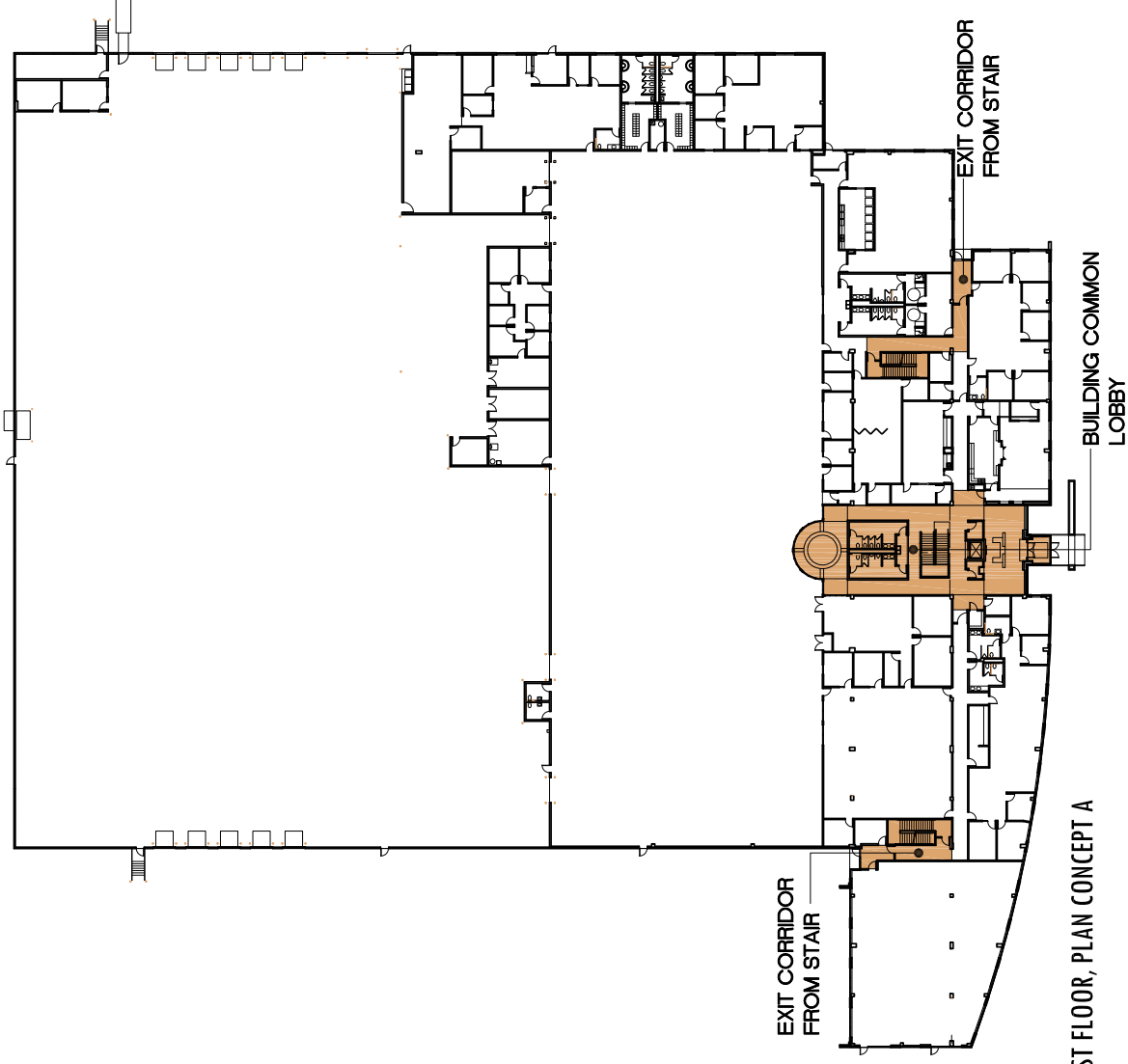
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Multi-Tenant

Concept Plan A



MULTI TENANT - FIRST FLOOR, PLAN CONCEPT A

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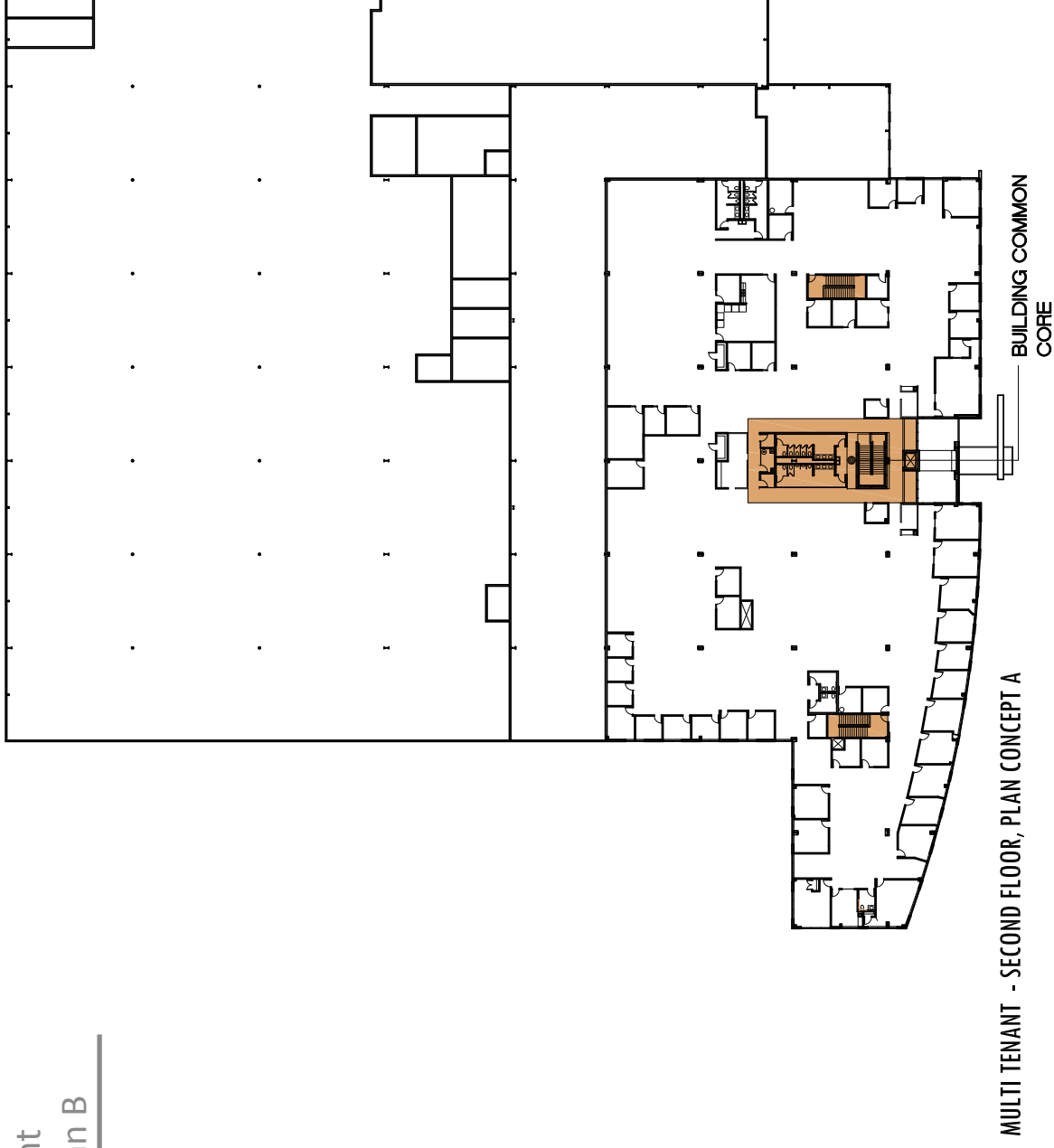


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Multi-Tenant
Concept Plan B



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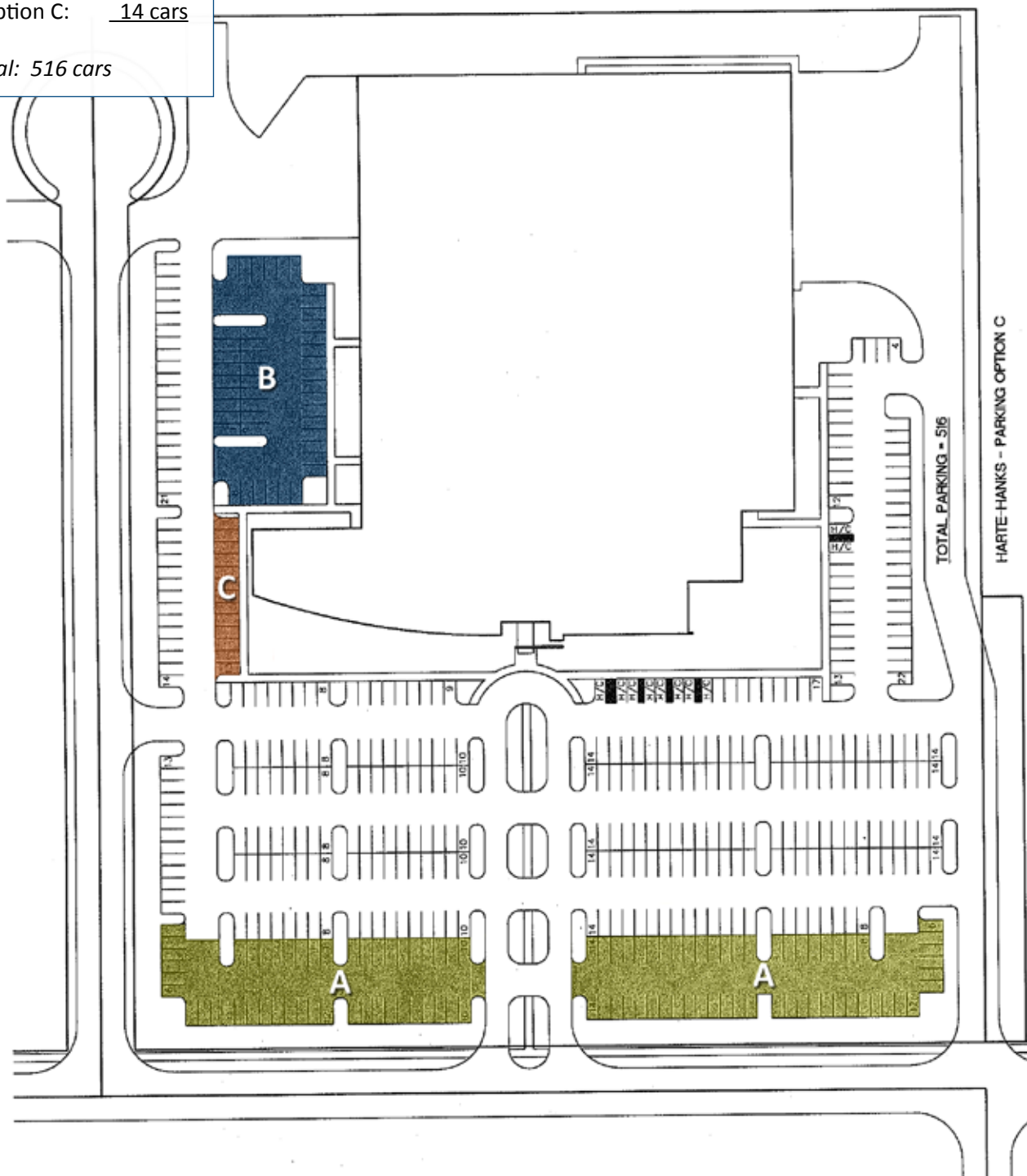
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Parking Plan Option

Existing:	387 cars
Expansion Option A:	90 cars
Expansion Option B:	25 cars
Expansion Option C:	14 cars

Total Potential: 516 cars



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Shawnee Entrepreneurial & Economic Development (S.E.E.D)

Forgivable Loan Program

The City of Shawnee has approved a **new local incentive program** that can be combined with other State of Kansas incentive programs to provide **upfront, cash** assistance to new Shawnee employers.

Program Basics

- Must create a minimum of ten new jobs within Shawnee
- Pay above average wage for Johnson County (approximately \$43,000)
- Tax-payer in good standing
- Loan principle waived incrementally over 3-5 years
- Agreement between employer and City of Shawnee reviewed annually for compliance

Benefits

New Employer to Shawnee	Existing Shawnee Employer	Planned Multi-tenant Building Occupant
1.5 % of new payroll	2.0 % if new payroll	3.0 % of new payroll
Local Contribution Credit: additional 0.5 % of new payroll available for 1) hiring 25 % new hires from Shawnee residents, or 2) Significant amount of contractors, vendors, and suppliers from existing Shawnee businesses, or 3) Significant contribution to Shawnee-based charitable organization		

Example

Small Manufacturer: 20 new jobs with \$50,000 average salary provides an annual payroll of \$1 million;
 $\$1,000,000 \times 0.015 = \$15,000$ forgivable loan amount

Call Center: 150 new jobs with \$43,000 average salary & using Shawnee contractor = \$ 6.45 million payroll;
 $\$6,450,000 \times 0.02 = \$129,000$ forgivable loan amount

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June 2012



Shawnee Entrepreneurial & Economic Development (S.E.E.D) Loan Fee Payment Program

➤ Purpose

Encourages small business development by alleviating some of the initial costs of financing for small businesses and entrepreneurs that choose to locate and grow in Shawnee. The SEED Financing Assistance Program provides an upfront payment of eligible fees of the SBA's 7a, 504, or Microloan program to an eligible applicant.

- SBA 7a program: Guaranty fee on the guarantee portion of the loan, City payment not to exceed **\$100,000**.
- SBA 504 program: Bank participation fee; City payment not to exceed **\$25,000** and community development company (CDC) processing fee City payment not to exceed **\$75,000**.
- Microloan Programs: guaranty fee on the guarantee portion of the loan; City fee not to exceed \$25,000.

➤ Eligibility

Eligible business must be located in or have made a commitment to purchase/lease property within the City limits of Shawnee. Business may **not** have more than **50** employees or gross revenues more than **\$5 million**.

➤ Allocation

Applicants, their lending institution or CDC may contact City Staff to request consideration of SEED Loan Fee Payment Program. Payments may be made directly to the applicant or their lending institution upon completion of underwriting and written approval to the City by the lending institution.

➤ Requirements

The applicant must create at least **two new jobs** within city limits or commit to construct or purchase a commercial building within the City of Shawnee. If signing a lease, the commercial building within the City of Shawnee equal to the term of the SBA guaranteed loan. There will be an annual review of job creation for the term of the loan provided by City staff.

➤ Claw-back Provision

The City may require the applicant to repay all or a portion of the fees, and other ancillary costs incurred by the City related to implementation of the program, if any of the requirements or eligibility criteria or not met.

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