

Development Ready, Build-to-Suit Sites



Great Visibility at K-7 & K-10!

- Designed for 1 or 2 LEED-certified buildings up to 472,771 SF
- 30 acres (divisible)
- 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:

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700 W. 47th Street, Suite 200, Kansas City, MO 64112

Phone: 816.756.1400 Fax: 816.932.5598



Land Specifications

Location:	K-7 Highway, between K-10 Highway and College Blvd.
Land Size:	30 acres (divisible)
Build-to-Suit:	Phase I: 259,973 SF building, LEED-certified Phase II: 212,798 SF building, LEED-certified
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
Rail:	Close proximity to BNSF Intermodal (under construction)
Trailer Storage:	Building A: 20 trailer spaces Building B: 35 trailer spaces
Car Parking:	Building A: 195 spaces Building B: 291 spaces
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
Foreign Trade Zone:	Available
Comments:	Fully entitled with final plan and final plat approval - currently in process

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K-10 Commerce Centre

Olathe, Kansas

Build-to-Suit



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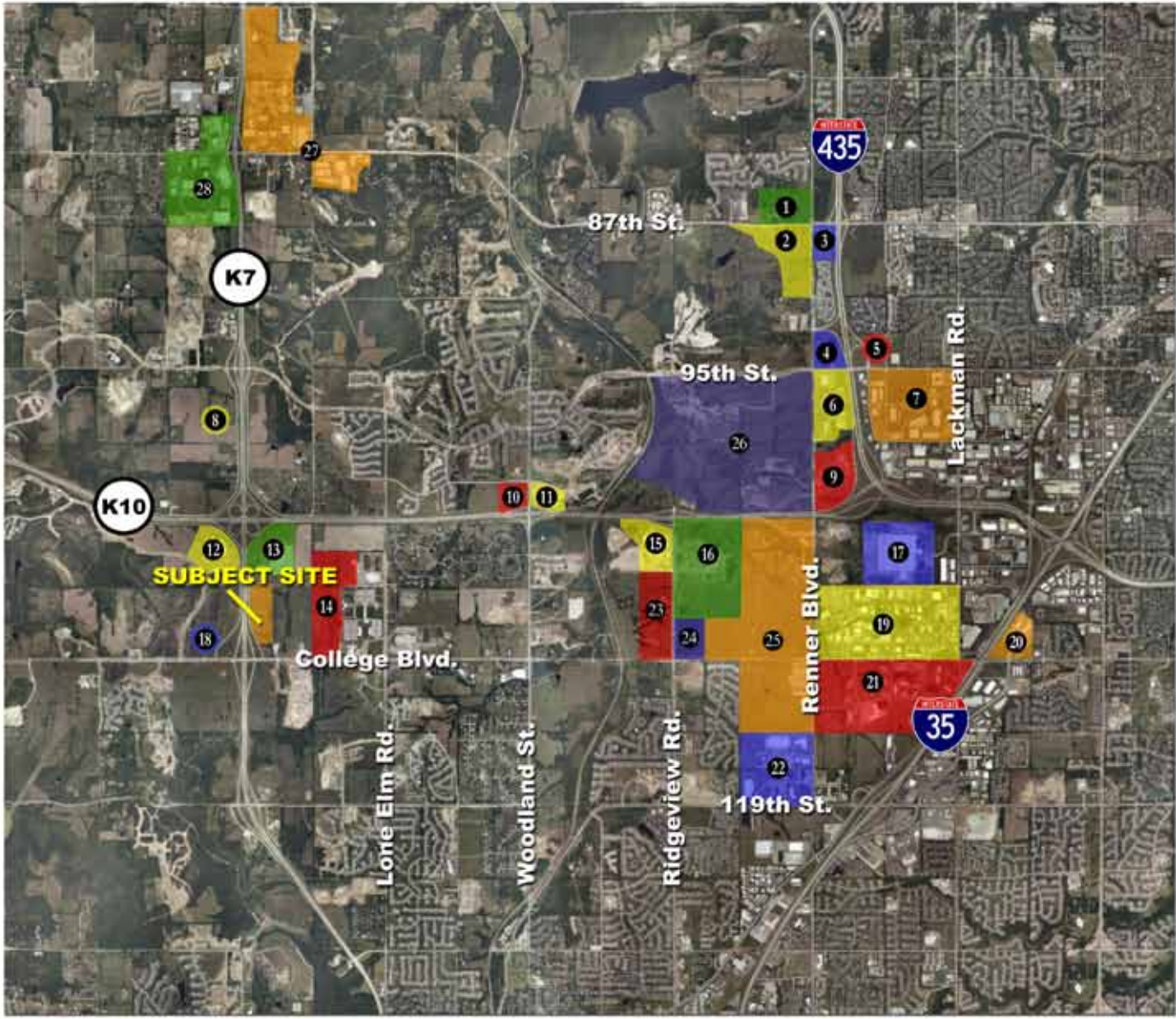
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Legend

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)

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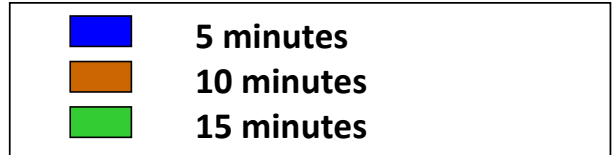
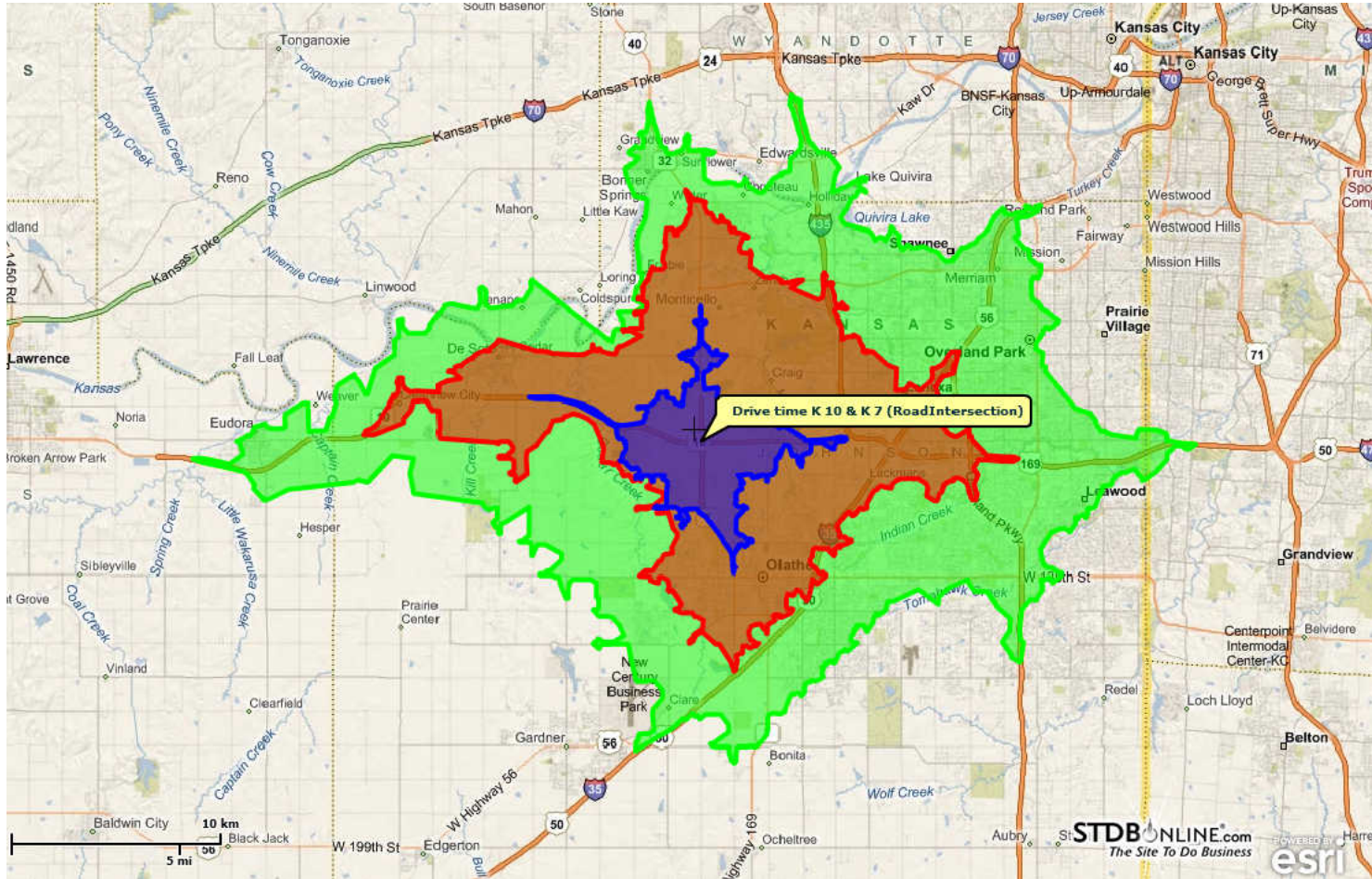


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HIGHWAYS K7 AND K 10, OLAATHE, KANSAS DRIVE TIMES



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THE **FASTEST** ROUTE TO THE HEART OF NORTH AMERICA

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- » Located within a two-day drive of 78% of U.S. population
- » Avoid west coast port congestion



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- » Port accepts ships carrying 12,000 containers
- » Deepest natural port in Mexico

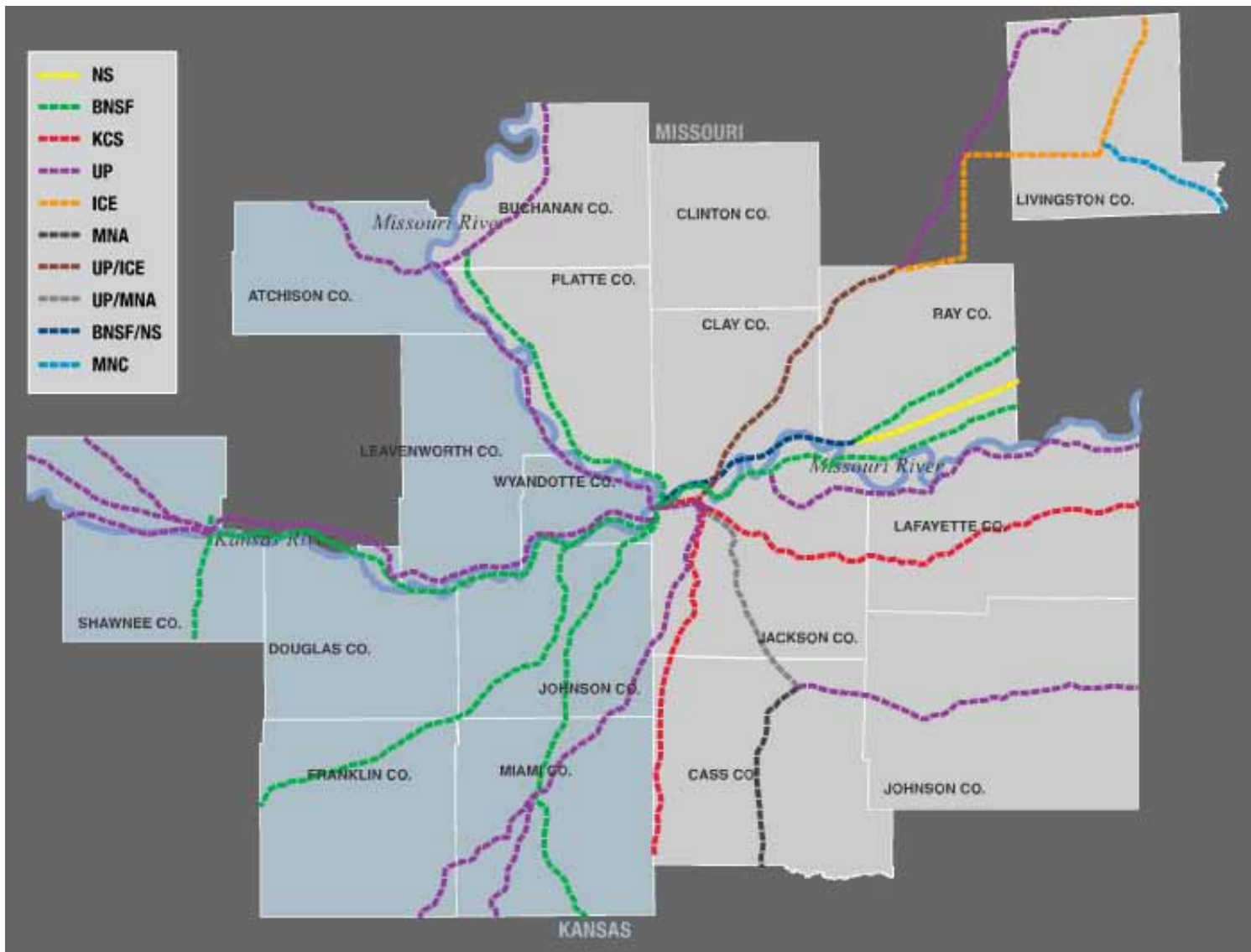
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Rail Line Map



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