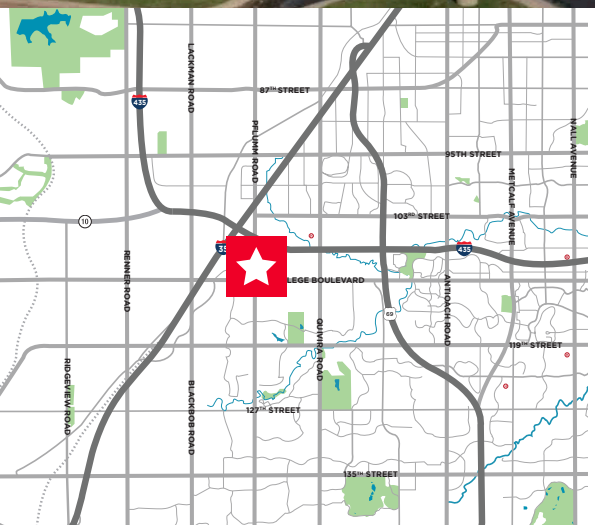
FOR LEASE

# Crossroads Distribution Center

## 11350 Strang Line Road, Lenexa, KS






### 146,500 SF Industrial Space Available

### Property Highlights

- Located at "main & main" of the Kansas City industrial market, the Crossroads Distribution Center is surrounded by an abundance of amenities and offers immediate access to Interstates 435 and 35
- The well-maintained property features good clear heights, highway visibility and ample loading
- Clear height of 24' with typical column spacing of 42' x 50'
- Interstate 35 visibility and outside storage


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# Crossroads Distribution Center

## 11350 Strang Line Road, Lenexa, KS

## Property Highlights

| | |
|---|---|
| **Address** | 11350 Strang Line Road |
| **Availability** | 70,000-146,500 SF |
| **CONSTRUCTION** | |
| **Construction** | Precast concrete; tilt wall panels |
| **Roof Type, Age** | TPO Overlay, 2026 |
| **Fire Protection** | ESFR |
| **Interior Lighting** | LED on Motion Sensors |
| **HVAC** | Gas-fired unit heaters |
| **PROPERTY FEATURES** | |
| **Site Area** | 10.11 Acres |
| **Office** | 8,000 SF |
| **Zoning** | BP-2, Planned Manufacturing District |
| **Year Built** | 1995 |
| **Clear Height** | 24’ |
| **Column Spacing** | 42’ x 50’ |
| **Loading** | 26 Docks, 1 Drive-In |
| **Building Depth** | 250’ |
| **Truck Court Depth** | 100’ |
| **Car Parking** | 105 spaces |
| **Power** | 277/480v, 1,000 amps |
| **Nets** | Taxes: $1.86<br>Insurance: $0.08<br>CAM: $0.66<br>Total: $2.60 |





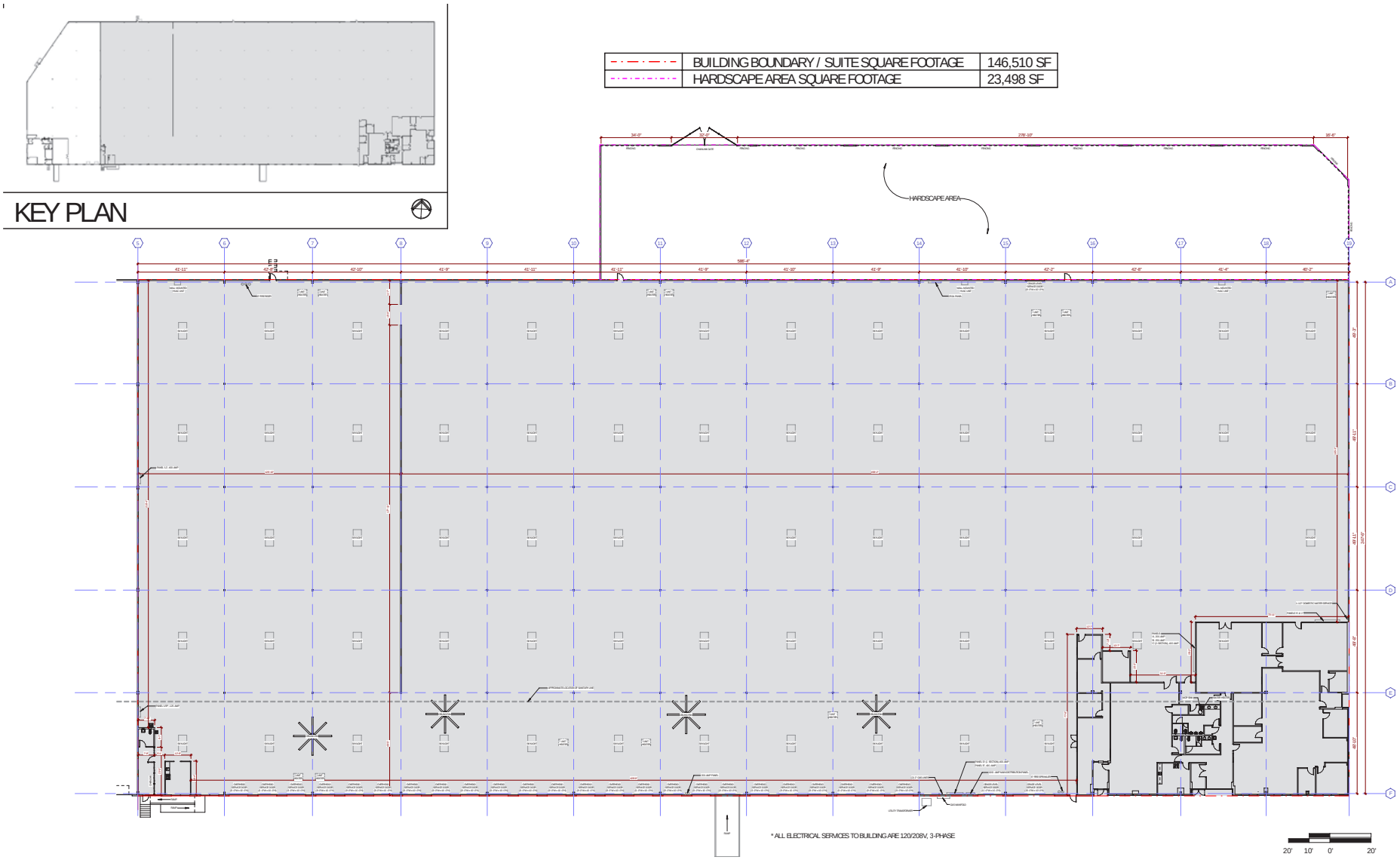
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# Crossroads Distribution Center

## 11350 Strang Line Road, Lenexa, KS

## Floor Plan




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# Crossroads Distribution Center

## 11350 Strang Line Road, Lenexa, KS

## Location Aerial




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# Crossroads Distribution Center

## 11350 Strang Line Road, Lenexa, KS

## Location Map




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