

HEARTLAND LOGISTICS PARK | BUILDING III

161,191± TO 323,851± SF AVAILABLE Q4 2024

K-7 & W 43rd Street
Shawnee, Kansas 66226



FOR LEASE

323,851± SF AVAILABLE Q4 2024

10-YEAR TAX ABATEMENT

FIXED PILOT AT \$0.37/SF



**FOR MORE
INFORMATION
CONTACT**

RYAN TOMPKINS

816.206.4347

RTompkins@HuntMidwest.com

ED ELDER

816.556.1135

Ed.Elder@Colliers.com

JOHN STAFFORD

816.556.1184

John.Stafford@Colliers.com



HEARTLAND LOGISTICS PARK | BUILDING III

161,191± TO 323,851± SF AVAILABLE Q4 2024

SITE PLAN
K-7 & W 43rd Street
Shawnee, Kansas 66226



HEARTLAND LOGISTICS PARK OFFERS SUPERIOR ACCESS TO:

- TRANSPORTATION HUBS
- HIGHWAYS
- LARGE LABOR FORCE

HLP | BUILDING II

574,732 SF | 100% Leased

HLP | BUILDING III

323,851 SF | AVAILABLE Q4 2024
854,306 SF TOTAL

HLP | BUILDING IV

187,200 SF | Planned



FOR MORE
INFORMATION
CONTACT

RYAN TOMPKINS
816.206.4347
RTompkins@HuntMidwest.com

ED ELDER
816.556.1135
Ed.Elder@Colliers.com

JOHN STAFFORD
816.556.1184
John.Stafford@Colliers.com



HEARTLAND LOGISTICS PARK | BUILDING III

161,191± TO 323,851± SF AVAILABLE Q4 2024

BUILDING SPECS
K-7 & W 43rd Street
Shawnee, Kansas 66226



BUILDING TYPE	Concrete tilt panels with structural steel frame 1" insulated Low-E glass
BUILDING SIZE	854,306 SF total, approximately 323,851 SF available Q4 2024
BUILDING SPACE DIMENSIONS	570' deep x 565' wide
BUILDING CONFIGURATION	Cross-dock
COLUMN SPACING	50' deep x 52' wide typical, staging bays are 60' deep
CLEAR HEIGHT	36' minimum
ROOF	60 Mil TPO single-ply white membrane, mechanically fastened
BUILDING FLOOR SLAB	7" thick, 4,000 psi concrete typical floor flatness of FF 50 minimum Floor levelness of FL 35 minimum
FLOOR SEALER	Ashford
DRIVE-IN DOORS	Four (4) 12' x 14' drive-in doors
DOCK DOORS & EQUIPMENT	Thirty-six (36) 9' x 10' dock-high doors expandable to 58 - Z guards, set of dock bumpers, 45,000 lb. mechanical dock levelers, 10" dock seals
ELECTRICAL SERVICE	2,500 amp, 480V
WAREHOUSE LIGHTING	LED fixtures with 30 Footcandles
FIRE PROTECTION SYSTEM	Viking ESFR quick response pendent heads
TRUCK COURTS	190' deep
TRAILER PARKING	87 total spaces
CAR PARKING	251 total spaces
ZONING	PI, flexible zoning
INSURANCE	\$0.10-\$0.12
CAM	\$0.30-\$0.35
TAXES	10-year tax abatement (fixed PILOT at \$0.37/SF)



FOR MORE
INFORMATION
CONTACT

RYAN TOMPKINS
816.206.4347
RTompkins@HuntMidwest.com

ED ELDER
816.556.1135
Ed.Elder@Colliers.com

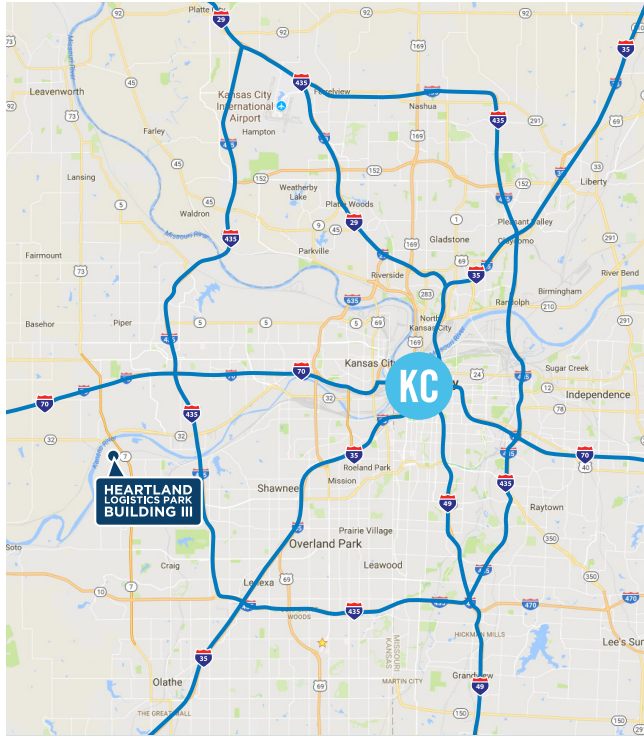
JOHN STAFFORD
816.556.1184
John.Stafford@Colliers.com



HEARTLAND LOGISTICS PARK | BUILDING III

161,191± TO 323,851± SF AVAILABLE Q4 2024

LOCATION MAP
K-7 & W 43rd Street
Shawnee, Kansas 66226



FOR MORE
INFORMATION
CONTACT

RYAN TOMPKINS
816.206.4347
RTompkins@HuntMidwest.com

ED ELDER
816.556.1135
Ed.Elder@Colliers.com

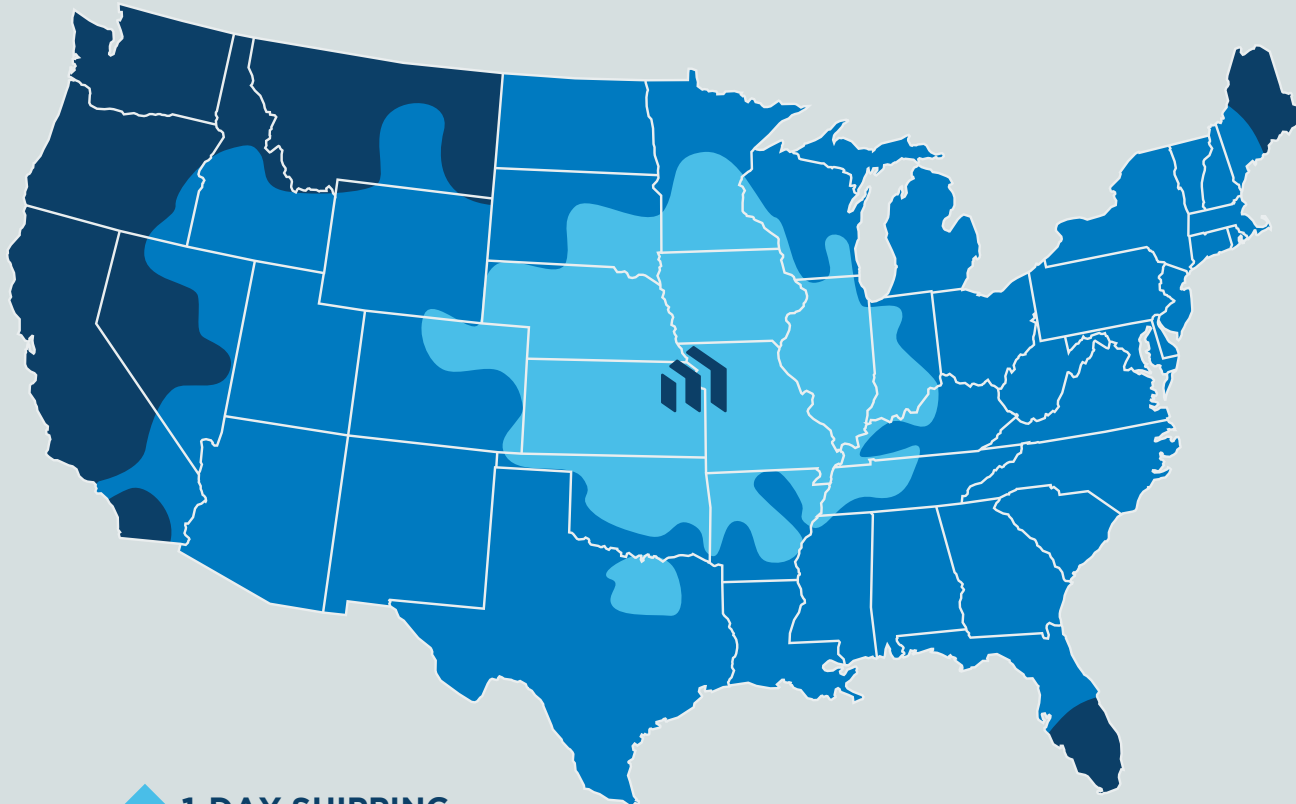
JOHN STAFFORD
816.556.1184
John.Stafford@Colliers.com



HEARTLAND LOGISTICS PARK | BUILDING III

161,191± TO 323,851± SF AVAILABLE Q4 2024

K-7 & W 43rd Street
Shawnee, Kansas 66226



- ◆ 1-DAY SHIPPING
- ◆ 2-DAY SHIPPING
- ◆ 3-DAY SHIPPING

Heartland Logistics Park
is located in the exact
geographic center of the
U.S. in Shawnee, KS

2-DAY
SHIPPING TO
90%
OF THE U.S.



FOR MORE
INFORMATION
CONTACT

RYAN TOMPKINS
816.206.4347
RTompkins@HuntMidwest.com

ED ELDER
816.556.1135
Ed.Elder@Colliers.com

JOHN STAFFORD
816.556.1184
John.Stafford@Colliers.com

