

HEARTLAND LOGISTICS PARK | BUILDING III

146,000± TO 323,850± SF AVAILABLE

24550 W 43rd Street
Shawnee, Kansas 66226



FOR LEASE

323,850± SF AVAILABLE

10-YEAR TAX ABATEMENT

FIXED PILOT AT \$0.37/SF



FOR MORE
INFORMATION
CONTACT

RYAN TOMPKINS
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SITE PLAN

24550 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

323,850 SF | AVAILABLE Q4 2024
854,305 SF TOTAL

HLP | BUILDING IV

187,200 SF | Planned



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BUILDING SPECS
24550 W 43rd Street
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BUILDING TYPE Concrete tilt panels with structural steel frame
1" insulated Low-E glass

BUILDING SIZE 854,306 SF total, approximately 323,850 SF available

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 74 total spaces

CAR PARKING 170 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)



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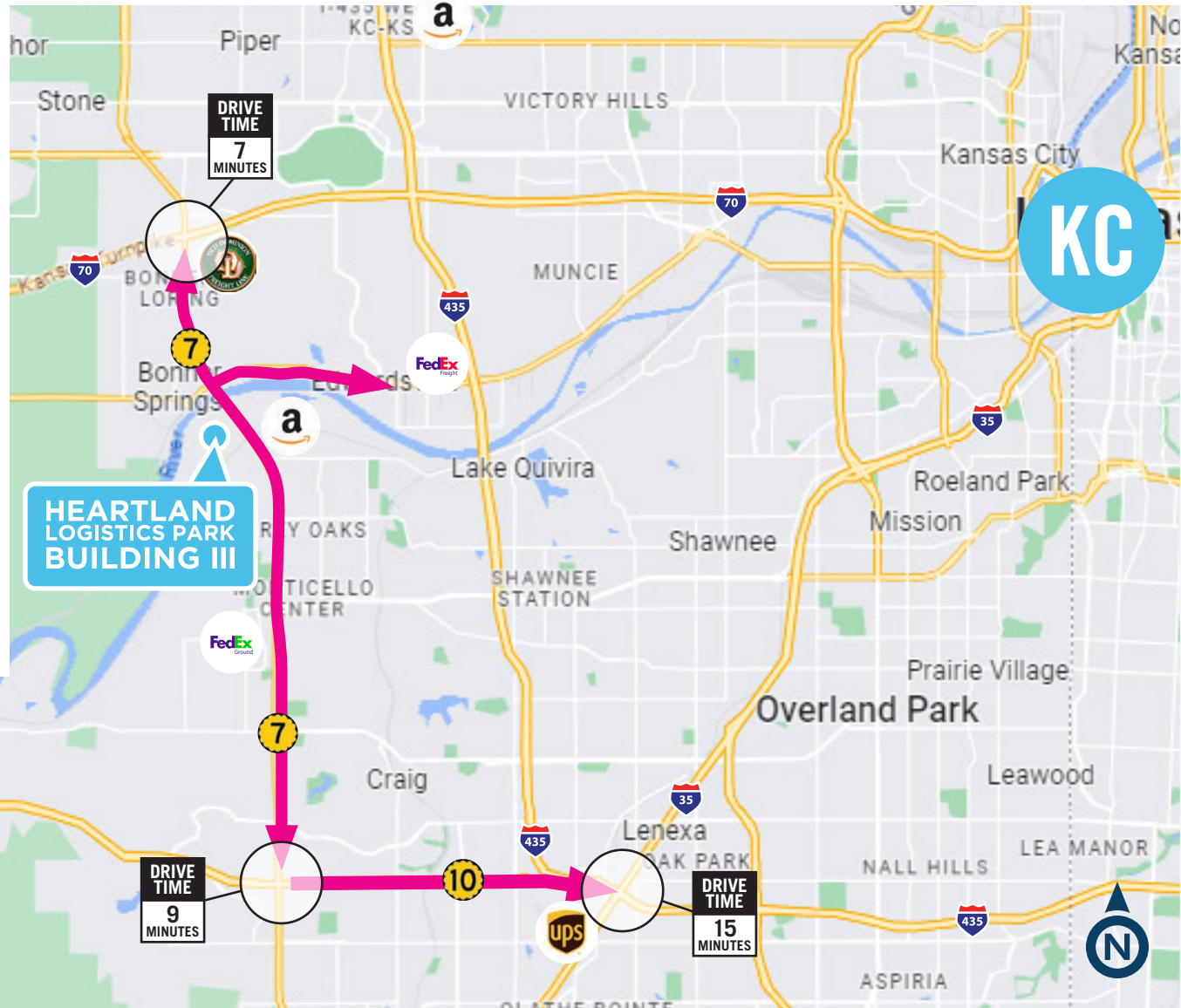
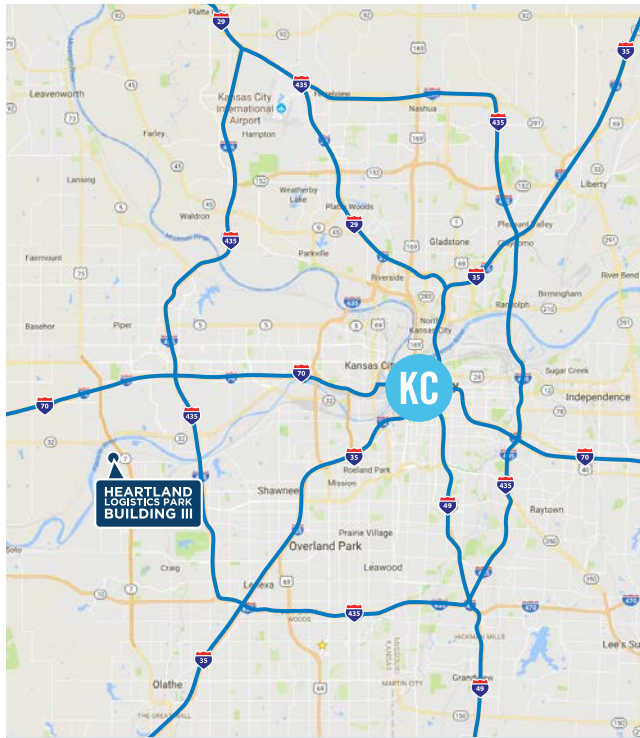
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LOCATION MAP
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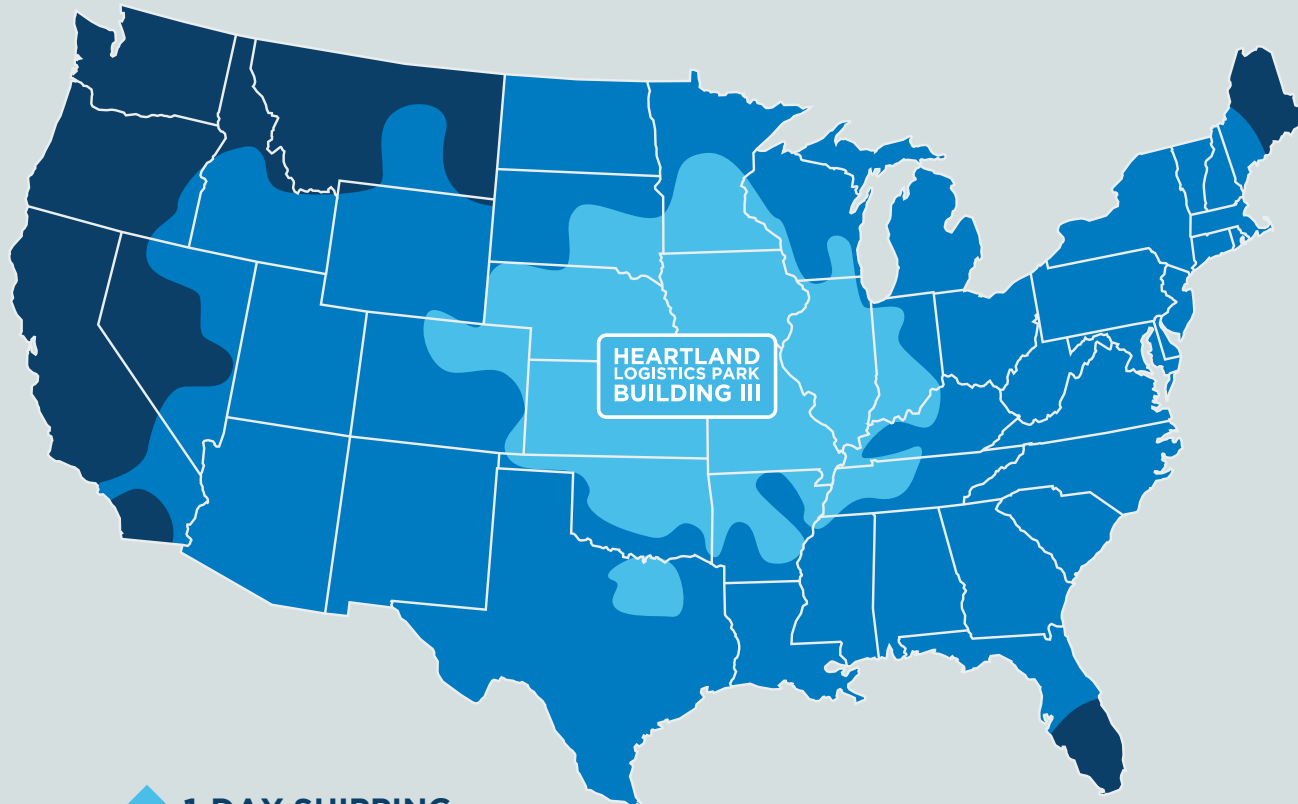
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- ◆ 1-DAY SHIPPING
- ◆ 2-DAY SHIPPING
- ◆ 3-DAY SHIPPING

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.



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