

HEARTLAND LOGISTICS PARK | BUILDING III

148,474± SF AVAILABLE

24550 W 43rd Street
Shawnee, Kansas 66226

FOR LEASE

148,474± SF AVAILABLE

10-YEAR TAX ABATEMENT

FIXED PILOT AT \$0.37/SF



FOR MORE
INFORMATION
CONTACT

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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

148,474 SF | AVAILABLE
854,320 SF TOTAL

HLP | BUILDING IV

187,200 SF | Planned



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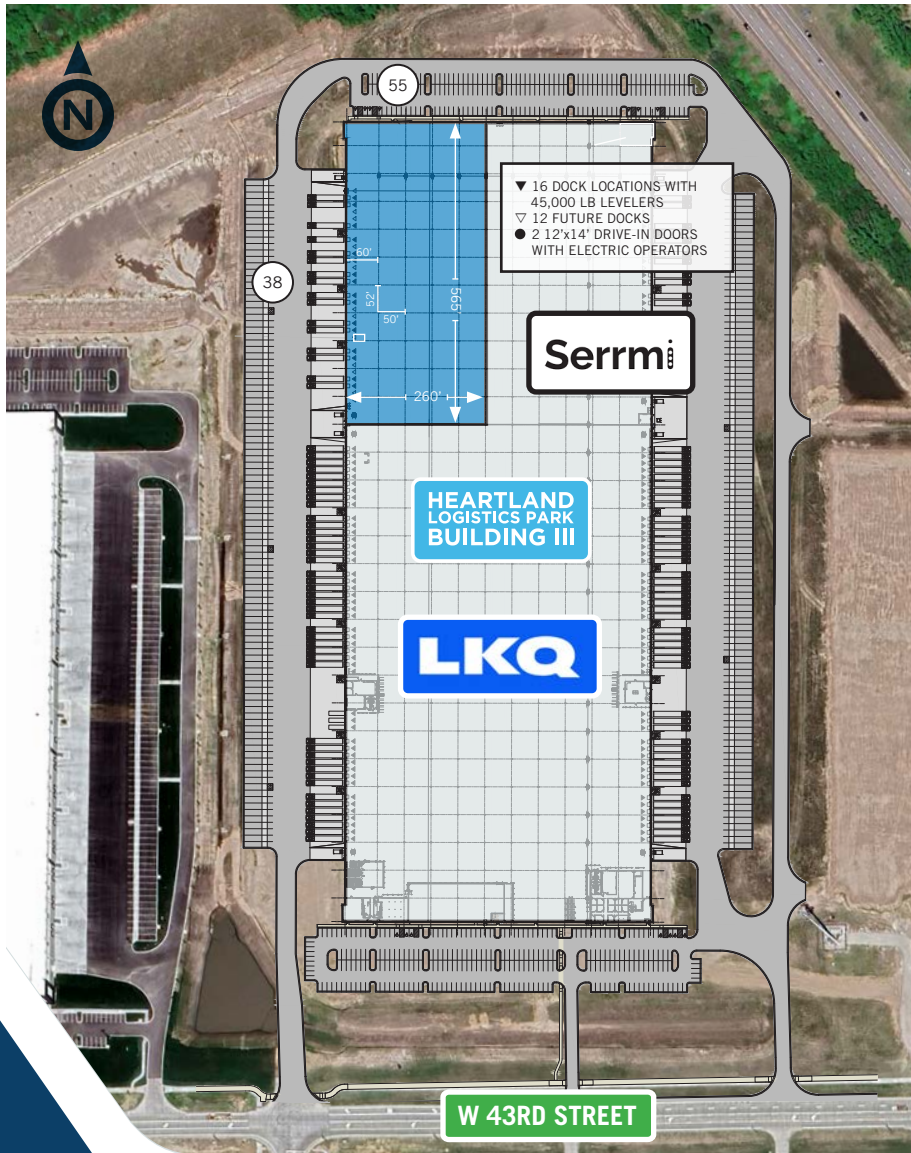
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BUILDING SPECS
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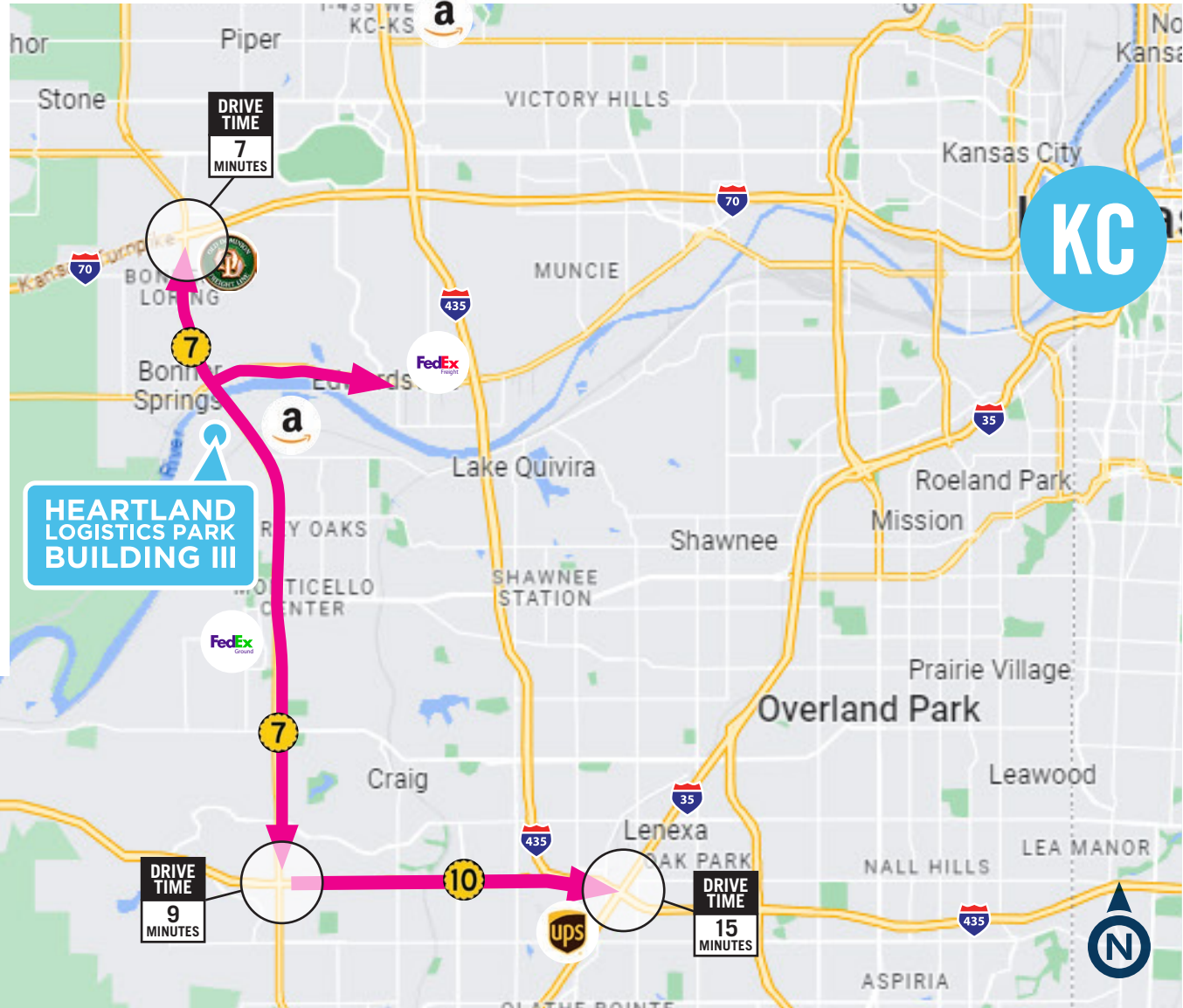
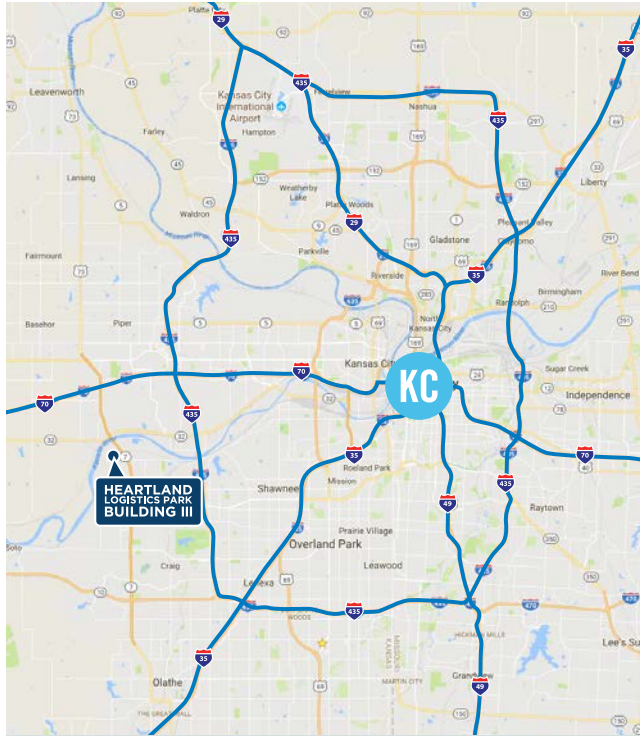


BUILDING TYPE	Concrete tilt panels with structural steel frame 1" insulated Low-E glass
BUILDING SIZE	854,320 SF total, approximately 148,474 SF available
OFFICE	BTS
BUILDING SPACE DIMENSIONS	260' deep x 565' wide
BUILDING CONFIGURATION	Cross-dock
COLUMN SPACING	50' deep x 52' wide typical, staging bays 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	Two (2) 12' x 14' drive-in doors
DOCK DOORS & EQUIPMENT	Sixteen (16) 9' x 10' dock-high doors expandable to 28' - Z guards, set of dock bumpers, 45,000 lb. mechanical dock levelers, 10" dock seals
WAREHOUSE LIGHTING	LED fixtures with 30 Footcandles
FIRE PROTECTION SYSTEM	Viking ESFR quick response pendent heads
TRUCK COURTS	190' deep
TRAILER PARKING	38 total spaces
CAR PARKING	55 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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LOCATION MAP
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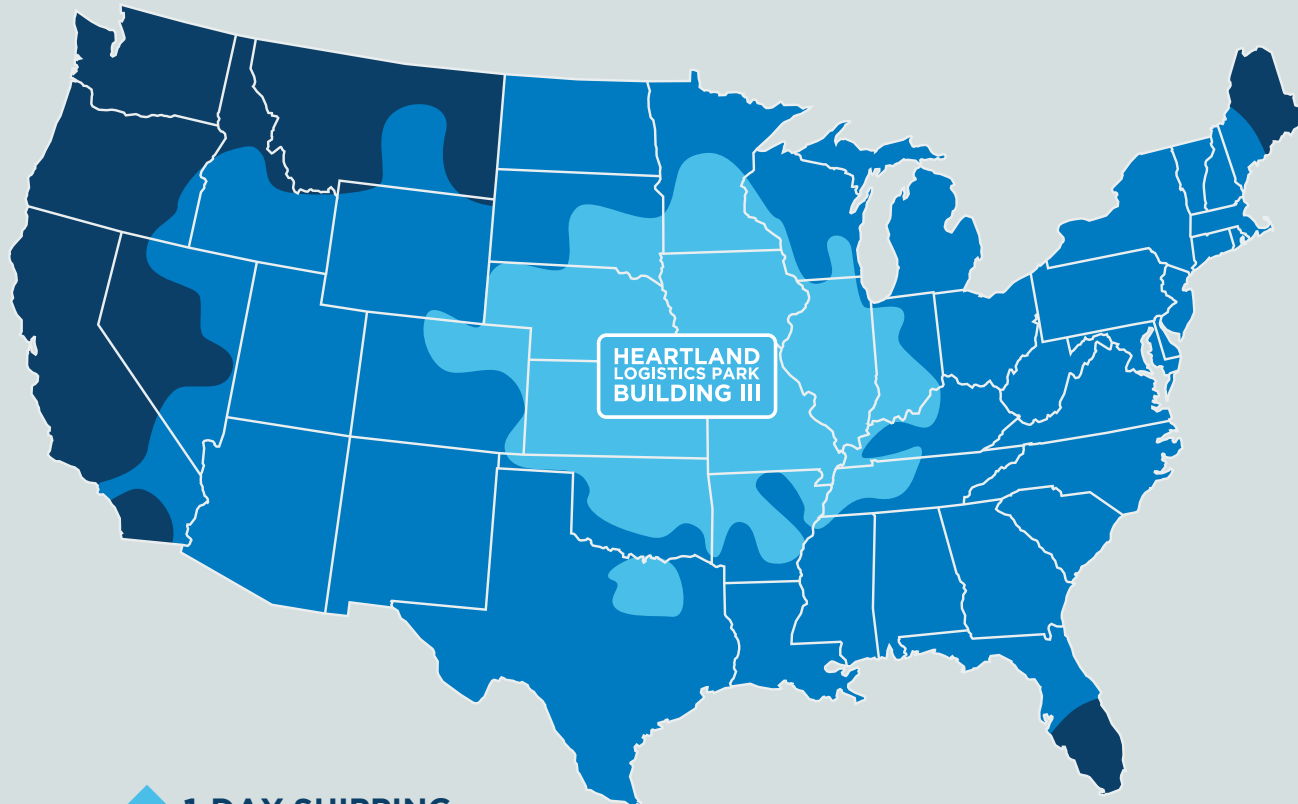
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- ◆ 1-DAY SHIPPING
- ◆ 2-DAY SHIPPING
- ◆ 3-DAY SHIPPING

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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