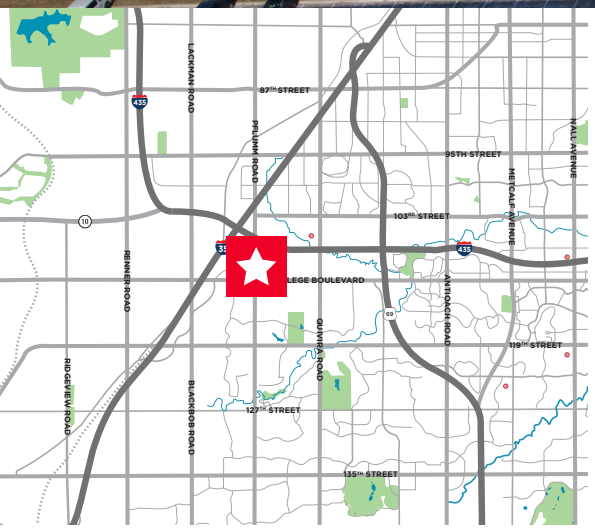
FOR LEASE

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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Property Highlights

Address	11350 Strang Line Road
Availability	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 Insurance: $0.08 CAM: $0.66 Total: $2.60

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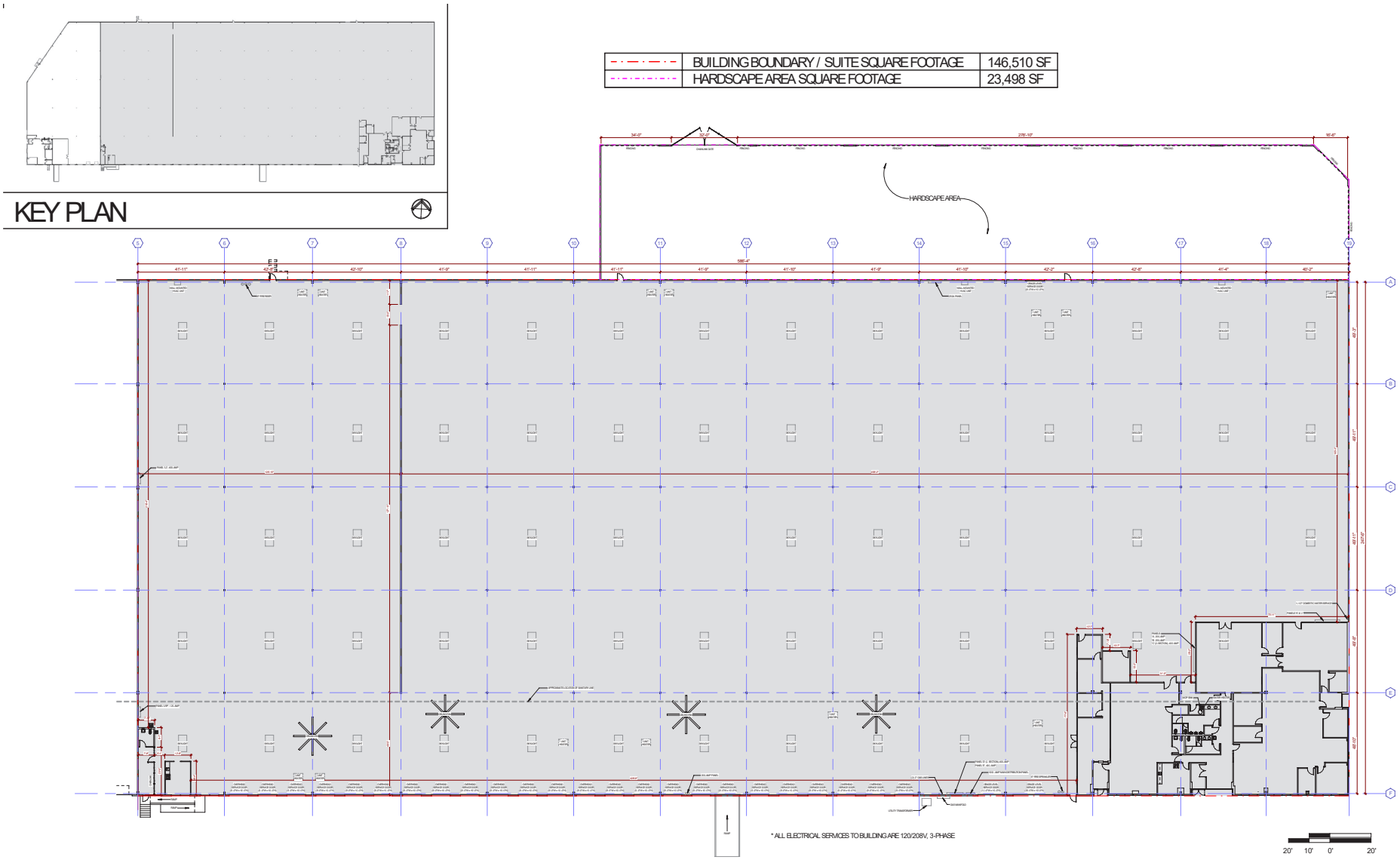
Floor Plan



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Location Aerial

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Location Map

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