

CROSSROADS COMMERCE CENTER BUILDING I

17491 CLARE ROAD | GARDNER, KS 66030

LOCATED AT THE NEC OF 175TH STREET & CLARE ROAD



FOR LEASE: ±469,128 SF AVAILABLE (DIVISIBLE TO ±100,000 SF)

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BUILDING SPECS

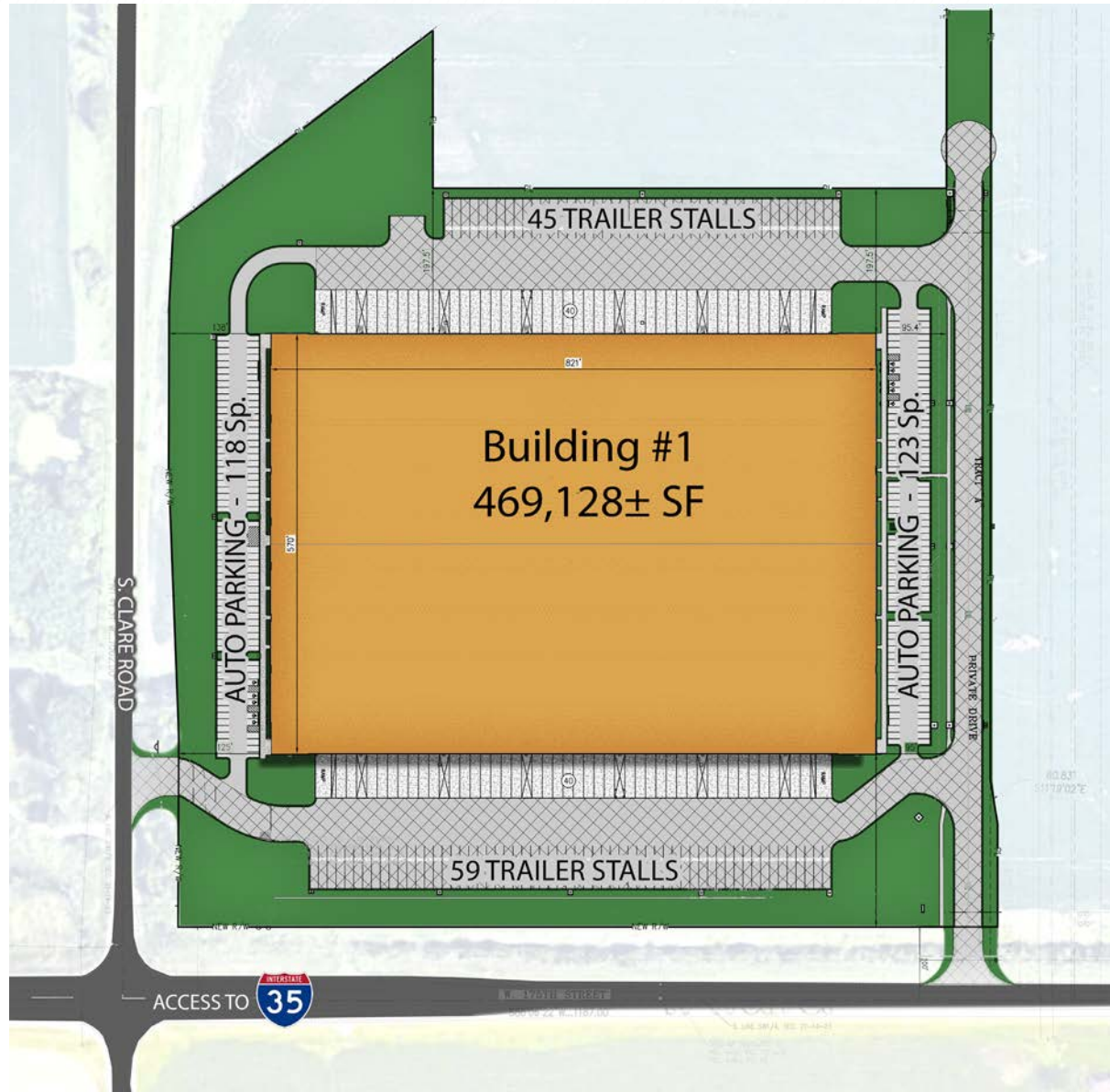
BUILDING SPECS

BUILDING SIZE	±469,128 SF	TRUCK COURT	130' with a 60' Concrete pad - 8" Thickness
AVAILABLE SPACE	±469,128 SF (Divisible to ±100,000 SF)	CAR PARKING	West Endcap 118 Stalls / East Endcap 123 Stalls
SPEC OFFICE SIZE	±1,600 SF	TRAILER PARKING	Northside 45 Stalls / Southside 59 Stalls
LAND AREA	±27 Acres	ROOF	45 Mil TPO with R-19 Insulation
CONSTRUCTION	Concrete Tilt Up Panels	FLOOR	7" Unreinforced Concrete Slab
ZONING	M-2 General Industrial	FIRE SUPPRESSION	ESFR
POWER	2000 AMP, 270/480 Volt, 3-Phase, 4-Wire Service	HEATING	Direct Gas Fired Make Up Air Units to Maintain 50 Degrees Interior Temperature at 0 Degrees Outside
CEILING HEIGHT	36'	LIGHTING	LED
BUILDING DIMENSION	570' X 821'	LEASE RATE	TBD
COLUMN SPACING	50' X 56' with 60' Speed Bays	ESTIMATED NNN EXPENSES	Taxes: 75% Tax Abatement Via Fixed Pilot Schedule for 10 years Insurance: \$0.15 PSF CAM: \$0.35 PSF
DOCK DOORS	48 Docks (32 Additional Knockout Panels)	AVAILABLE FOR OCCUPANCY	Q2 2026
DOCK EQUIPMENT	40k LB Mechanical Pit Levelers, Dock Seals, & Laminated Bumpers		
DRIVE-IN DOORS	4 (12' X 14')		





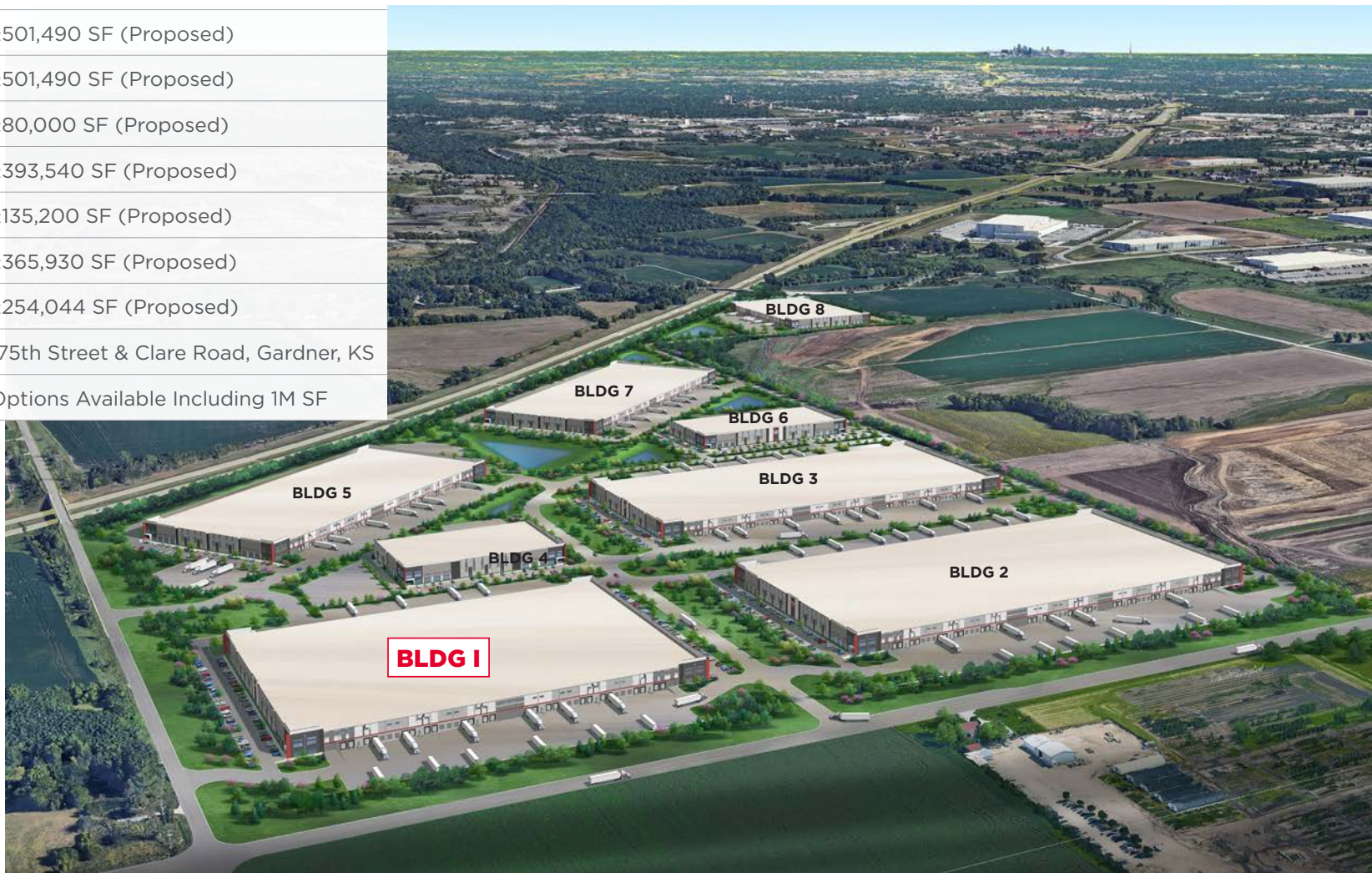
SITE PLAN



PROPERTY OVERVIEW

PROPERTY OVERVIEW

TOTAL SIZE	±186 Acres
BUILDING 1	±469,128 SF (Under Construction)
BUILDING 2	±501,490 SF (Proposed)
BUILDING 3	±501,490 SF (Proposed)
BUILDING 4	±80,000 SF (Proposed)
BUILDING 5	±393,540 SF (Proposed)
BUILDING 6	±135,200 SF (Proposed)
BUILDING 7	±365,930 SF (Proposed)
BUILDING 8	±254,044 SF (Proposed)
LOCATION	175th Street & Clare Road, Gardner, KS
BUILD-TO-SUIT	Options Available Including 1M SF



LOCATION AERIAL

