

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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WAKEFIELD**



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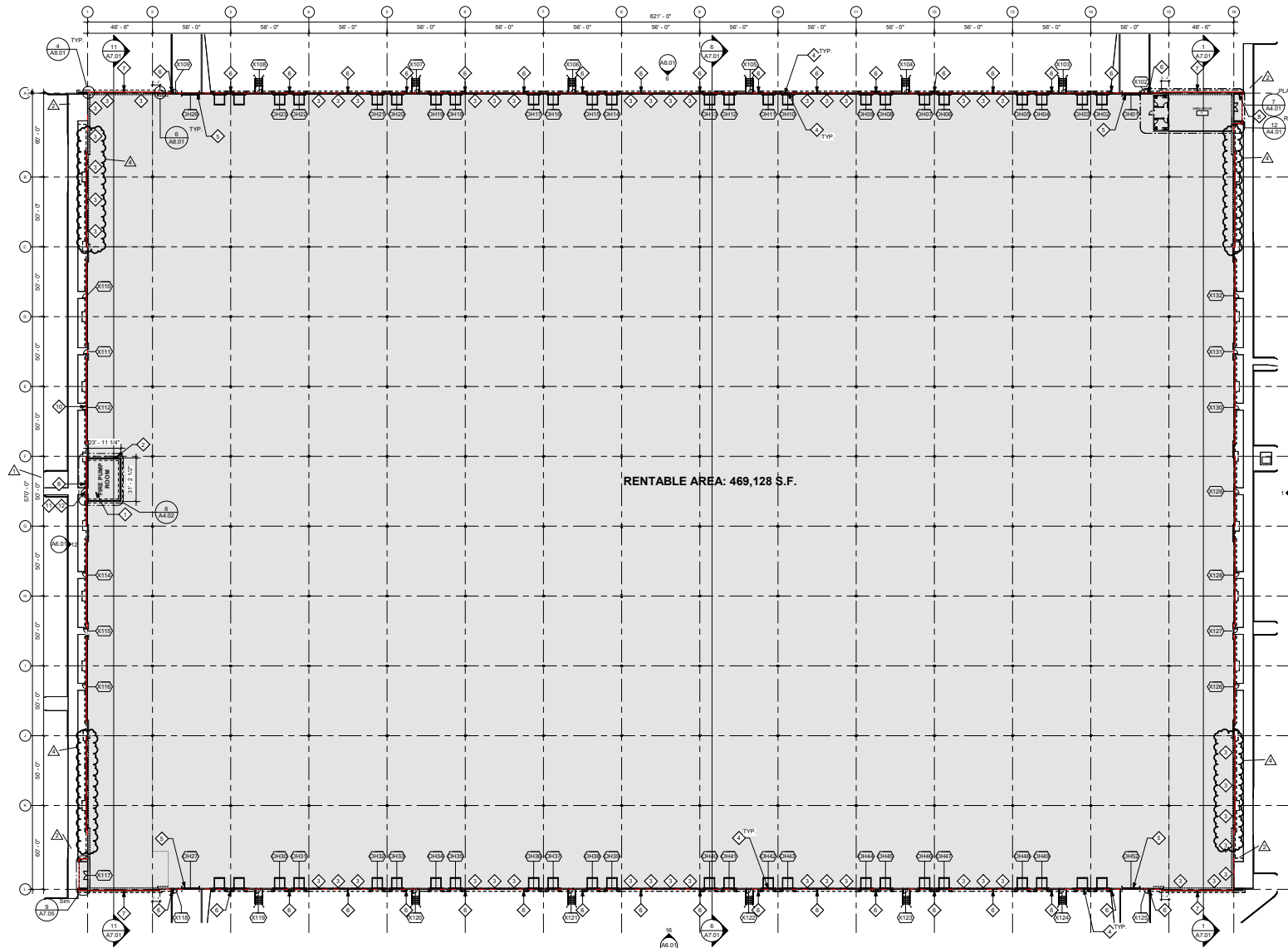
BUILDING SPECS

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BUILDING SIZE	±469,128 SF
AVAILABLE SPACE	±469,128 SF (Divisible to ±100,000 SF)
SPEC OFFICE SIZE	±1,600 SF
LAND AREA	±27 Acres
CONSTRUCTION	Concrete Tilt Up Panels
ZONING	M-2 General Industrial
POWER	2000 AMP, 270/480 Volt, 3-Phase, 4-Wire Service
CEILING HEIGHT	36'
BUILDING DIMENSION	570' X 821'
COLUMN SPACING	50' X 56' with 60' Speed Bays
DOCK DOORS	48 Docks (32 Additional Knockout Panels)
DOCK EQUIPMENT	40k LB Mechanical Pit Levelers, Dock Seals, & Laminated Bumpers
DRIVE-IN DOORS	4 (12' X 14')

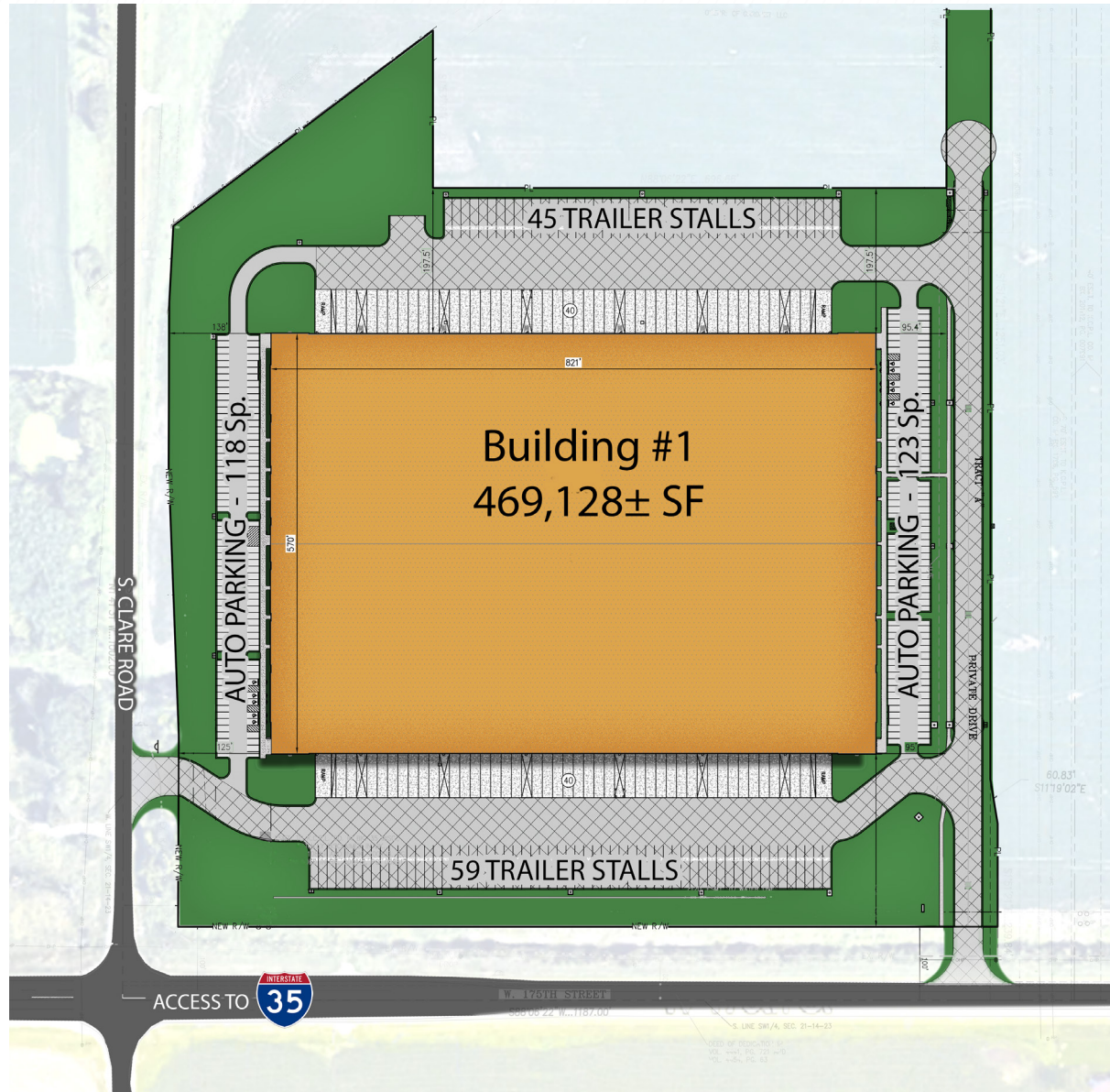
TRUCK COURT	130' with a 60' Concrete pad - 8" Thickness
CAR PARKING	West Endcap 118 Stalls / East Endcap 123 Stalls
TRAILER PARKING	Northside 45 Stalls / Southside 59 Stalls
ROOF	45 Mil TPO with R-19 Insulation
FLOOR	7" Unreinforced Concrete Slab
FIRE SUPPRESSION	ESFR
HEATING	Direct Gas Fired Make Up Air Units to Maintain 50 Degrees Interior Temperature at 0 Degrees Outside
LIGHTING	LED
LEASE RATE	TBD
ESTIMATED NNN EXPENSES	Taxes: 75% Tax Abatement Via Fixed Pilot Schedule for 10 years Insurance: \$0.15 PSF CAM: \$0.35 PSF
AVAILABLE FOR OCCUPANCY	Q2 2026

FLOOR PLAN





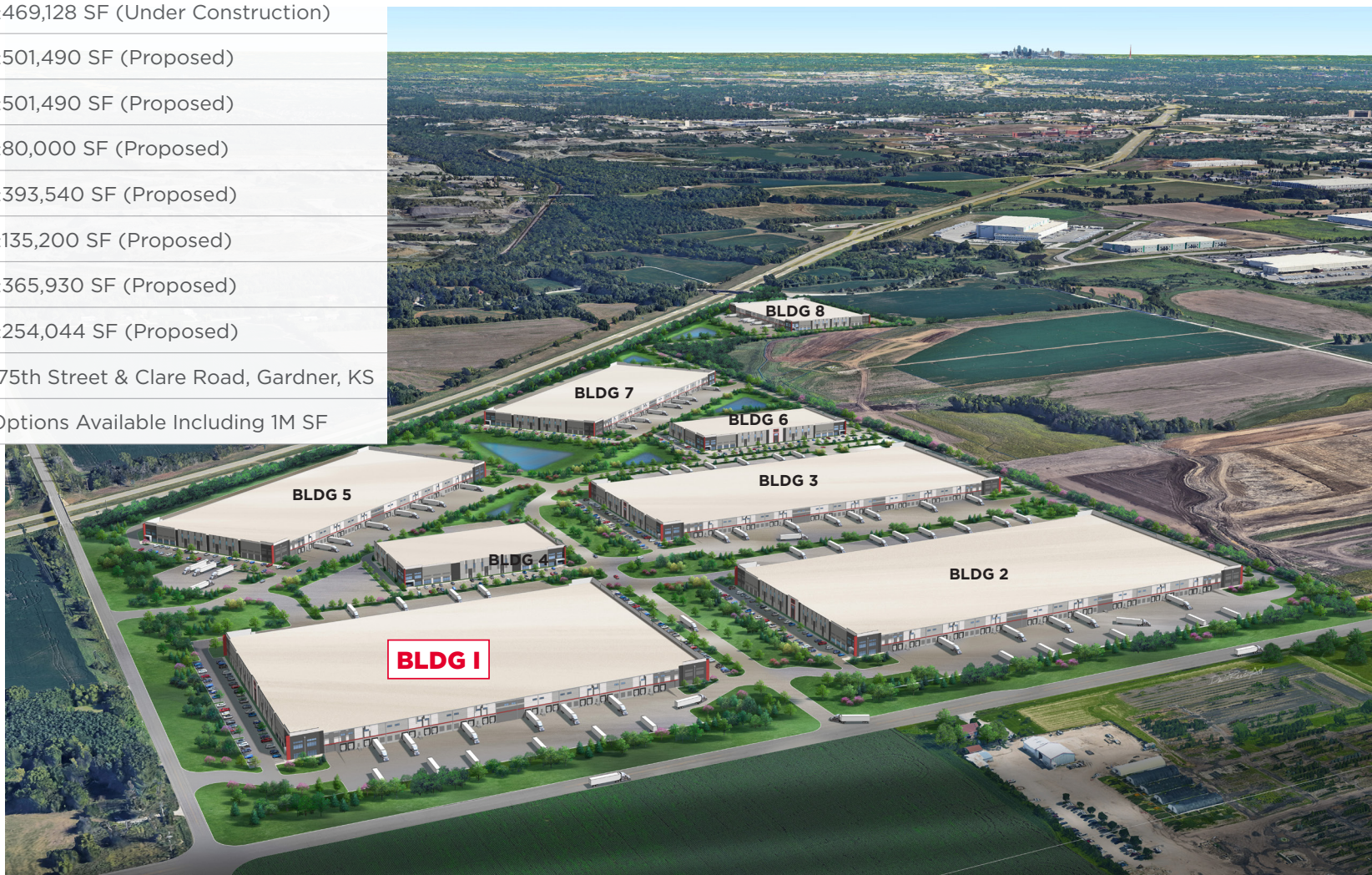
SITE PLAN



PROPERTY OVERVIEW

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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

