

New Century Commerce Center

MARKETING
WEBSITE



LINCOLN BROWN ILLUSTRAT

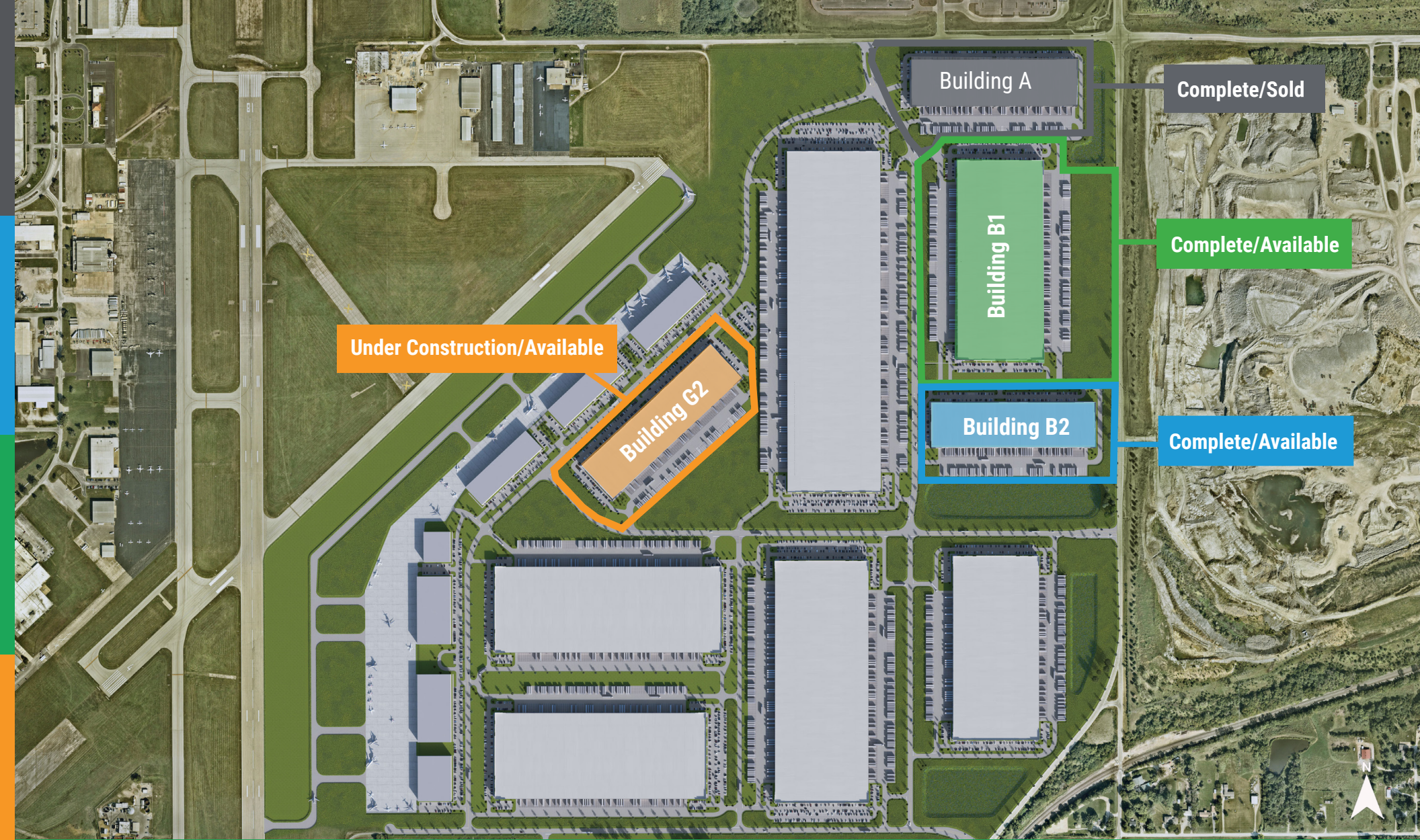
BUILDING G2
16475 FLIGHTLINE DRIVE, NEW CENTURY, KS 66031

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 VanTrust®

CBRE



<u>Building</u>	<u>Building Size</u>	<u>Availability</u>
A	333,382+/- SF	SOLD
B1	756,571+/- SF	314,472+/- SF Available
B2	333,382+/- SF	68,063+/- SF Available
G2	356,200+/- SF	356,200+/- SF Available

New Century
Commerce Center

NEW CENTURY COMMERCE CENTER

BUILDING G2 FEATURES



**AGGRESSIVE TAX
ABATEMENT IN PLACE**



**SUPERIOR LABOR
POOL**



**EXCEPTIONAL
HIGHWAY ACCESS**



**SUPERIOR
BUILDING DESIGN**



Building Size:	356,200+/- SF	Floor Thickness:	7" concrete unreinforced
Available SF:	356,200+/- SF (divisible to 90,000+/- SF)	Fire Protection:	ESFR
Acreage:	23+/- Acres	Power:	3,000 amp, 277/480, 3-phase base service
Clear Height:	32'	Lighting:	LED lighting, 30 f.c. throughout
Column Spacing:	56' x 60' typical; includes speed bays	Roofing:	R-20, 45 mil TPO roof system
Dock High Doors:	34 equipped with 40,000 lb mechanical levelers, bumpers and seals; Expandable to 61	Tax Abatement:	PILOT Payment: \$0.41/SF escalating at 1.5%/year (10 years)
Drive In Doors:	2; expandable to 4	Net Charges	Insurance: \$0.17/SF+/- CAM: \$0.51/SF+/-
Trailer Parking	Future stalls available	Total Net Charges:	\$1.09/SF+/-
Auto Parking:	302+/- spaces; 120 future spaces		

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REGIONAL MAP

CBRE

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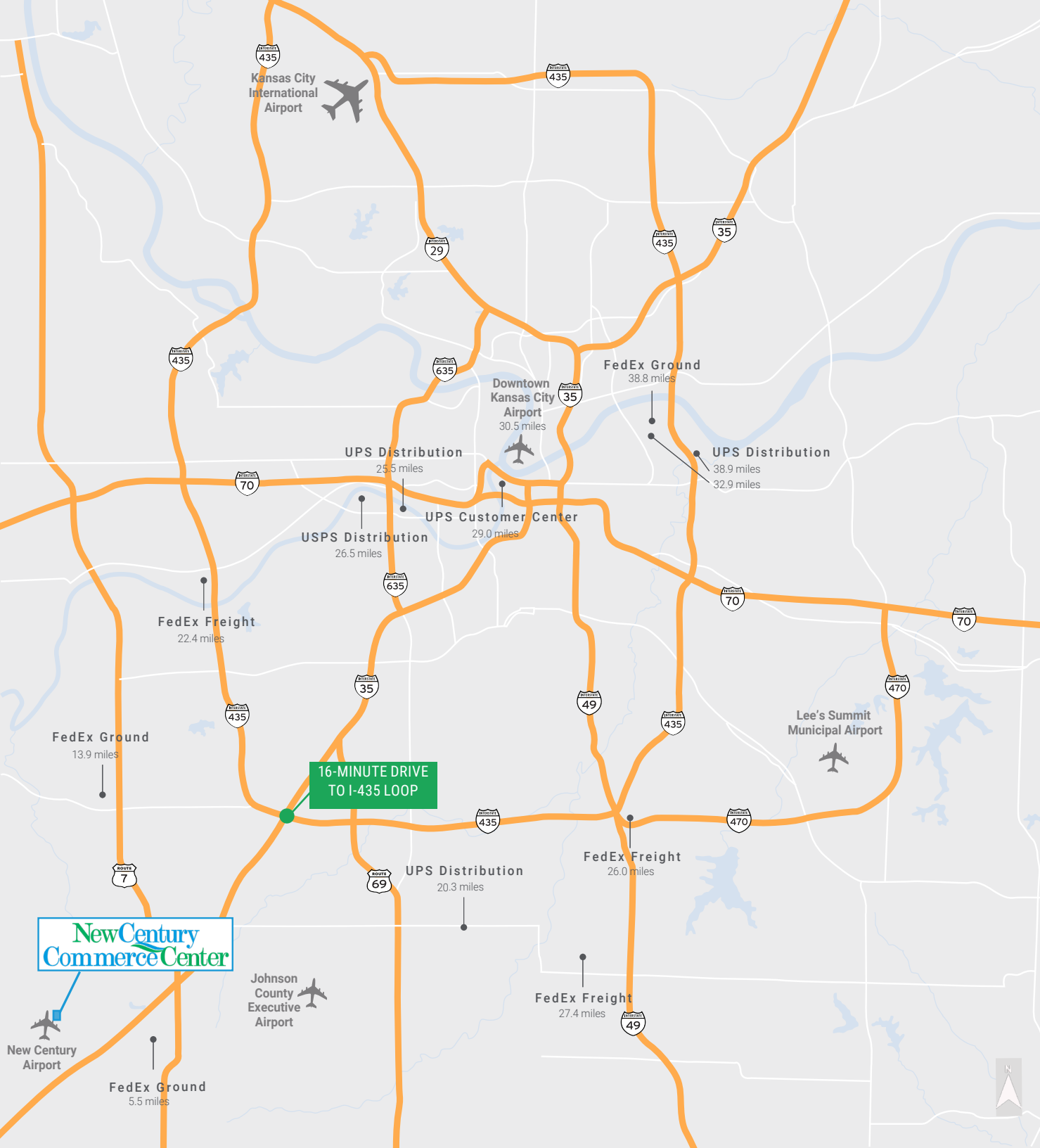
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A DEVELOPMENT OF



16-MINUTE DRIVE
TO I-435 LOOP

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