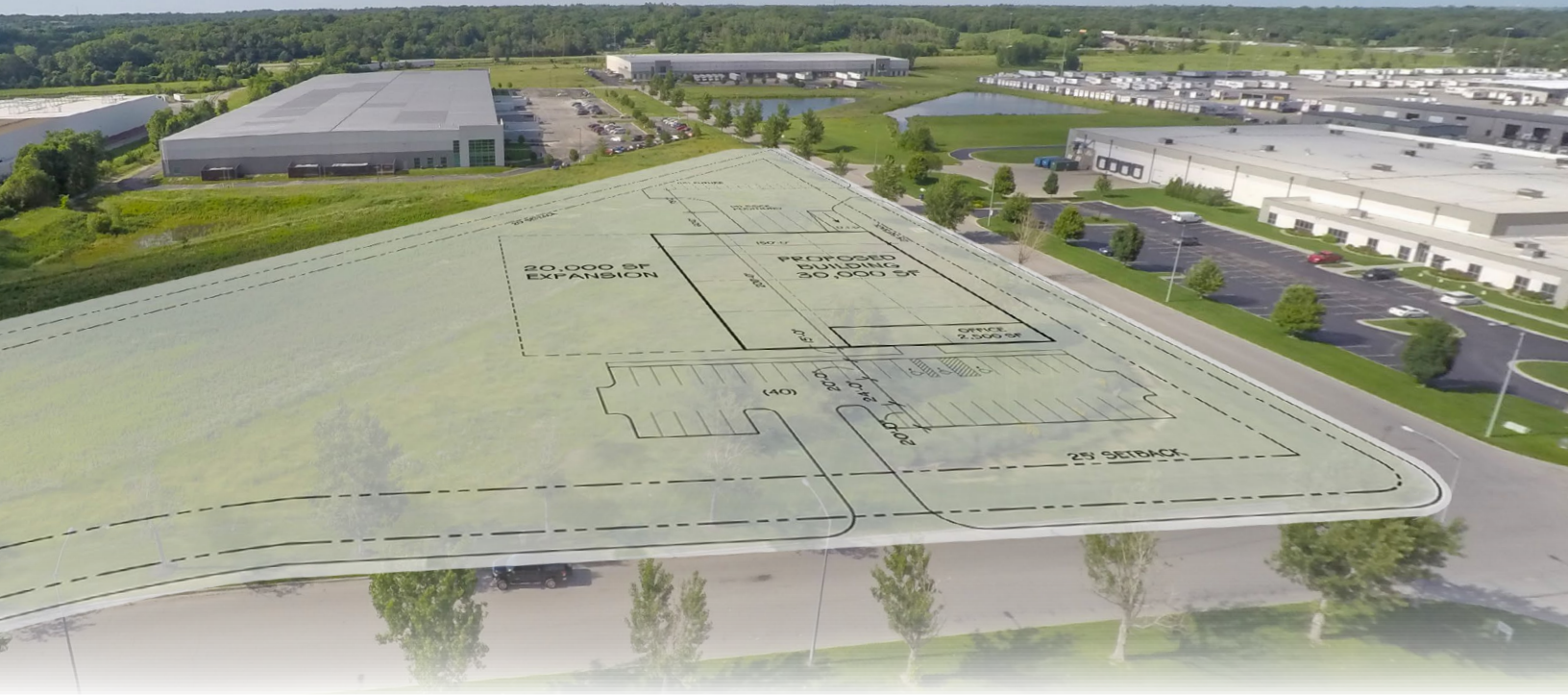


Midpoint Corporate Centre

2620 Midpoint Drive | Edwardsville, Kansas



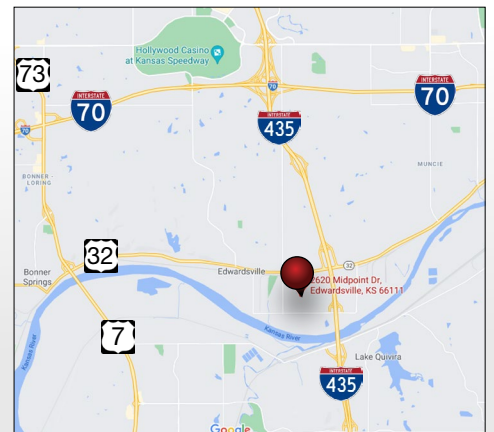
6.1-Acre Industrial Land Site For Sale

Midpoint Corporate Centre is a master-planned business park in Edwardsville, Kansas. Located immediately west of I-435, Midpoint contains a mix of national and regional companies including Office Max, MWI Veterinary, Herff Jones and Okonite.

Midpoint offers the ability to have 50% property tax abatement on qualifying projects, along with in-place roads and park covenants. 2620 Midpoint Drive is located seven (7) minutes south of the I-70/I-435 interchange, and only twelve (12) minutes north of the I-435/I-35 interchange.

Property Features:

- Upscale, protected business park environment
- I-1 Industrial Zoning
- 50% tax abatement program for qualifying projects
- Site Size: Approximately 6.11 Acres (266,042 SF)
- Screened-Fenced storage possible
- Property Taxes: \$20,036.28 (2023)
- Sale Price: \$1,064,168 (\$4.00 psf)



Tom Kennedy, SIOR

tom@nai-heartland.com

+1 913 515 3758

Logan Rose

lrose@nai-heartland.com

+1 913 890 2013

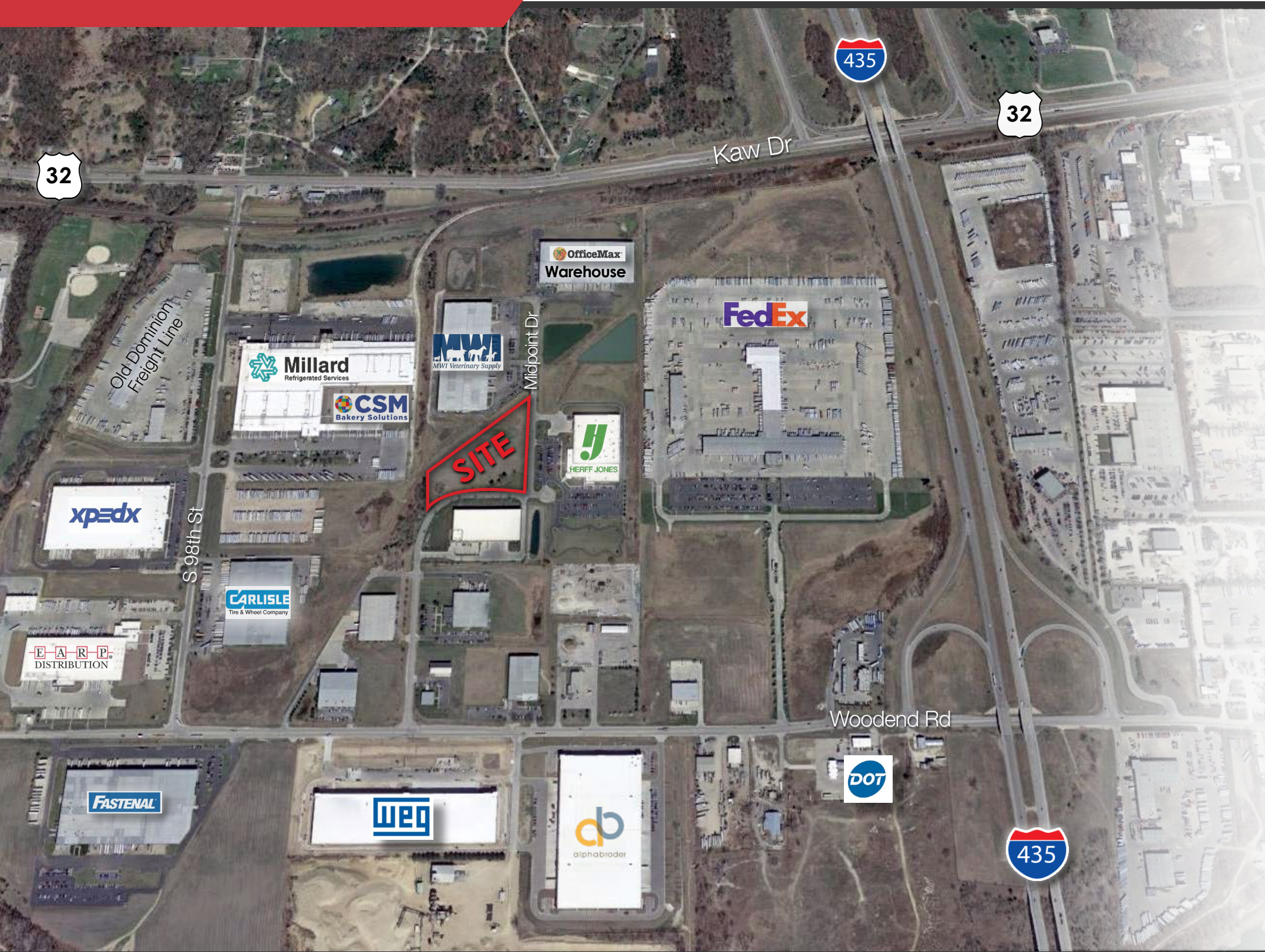
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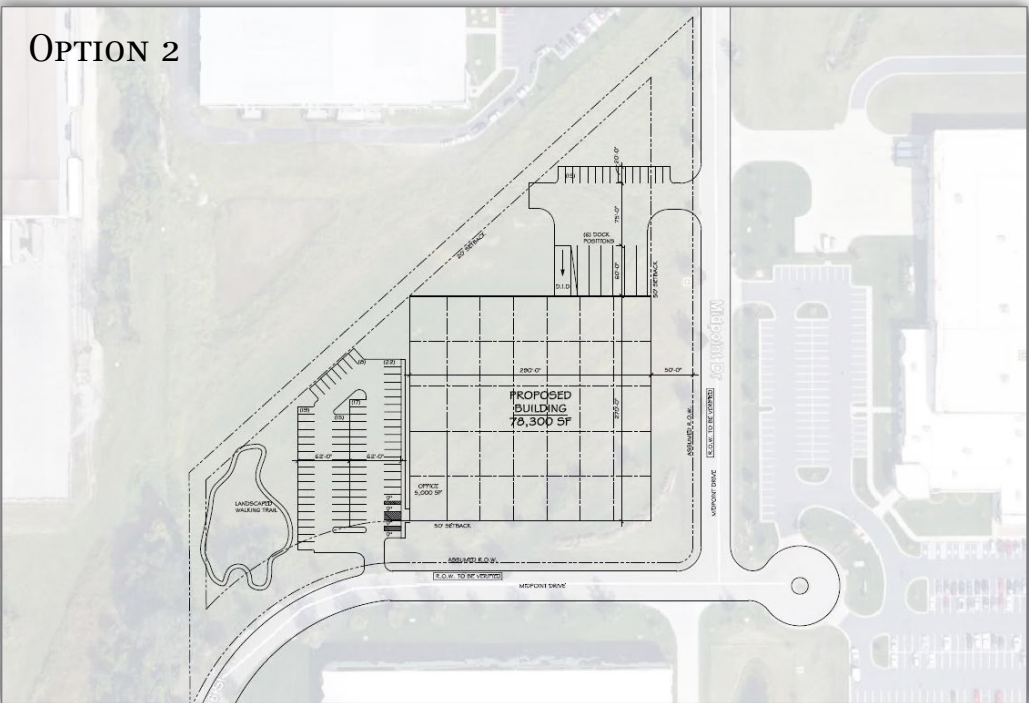
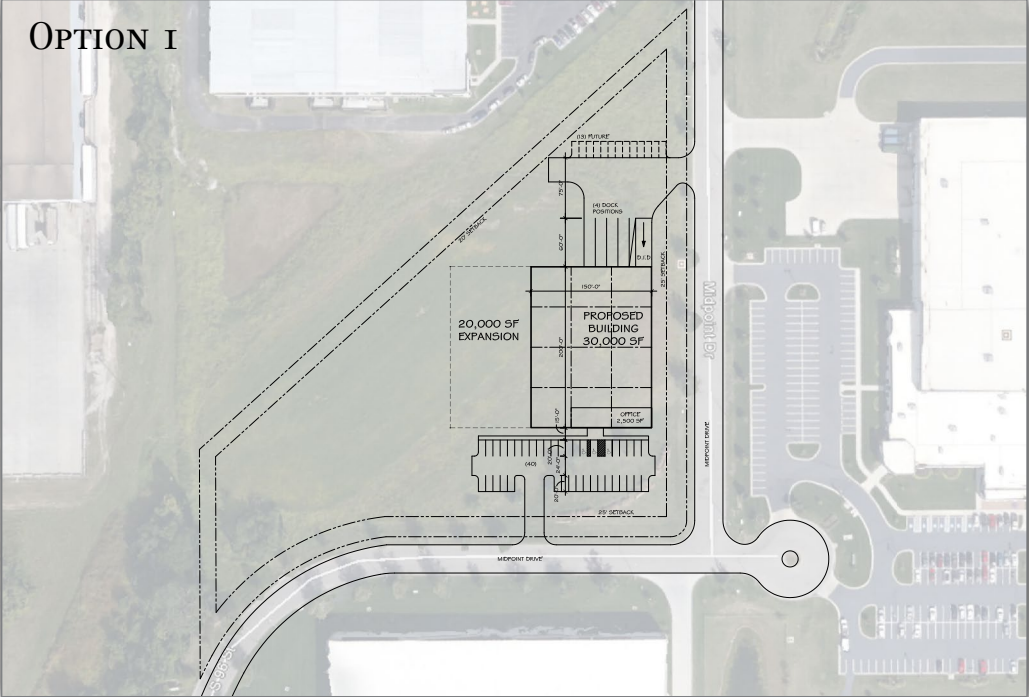
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Sample Site Plans:



Tom Kennedy, SIOR
tom@nai-heartland.com
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Logan Rose
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+1 913 890 2013

Sample Site Plans (cont.)

