



43rd & Clare Rd.
Shawnee, KS

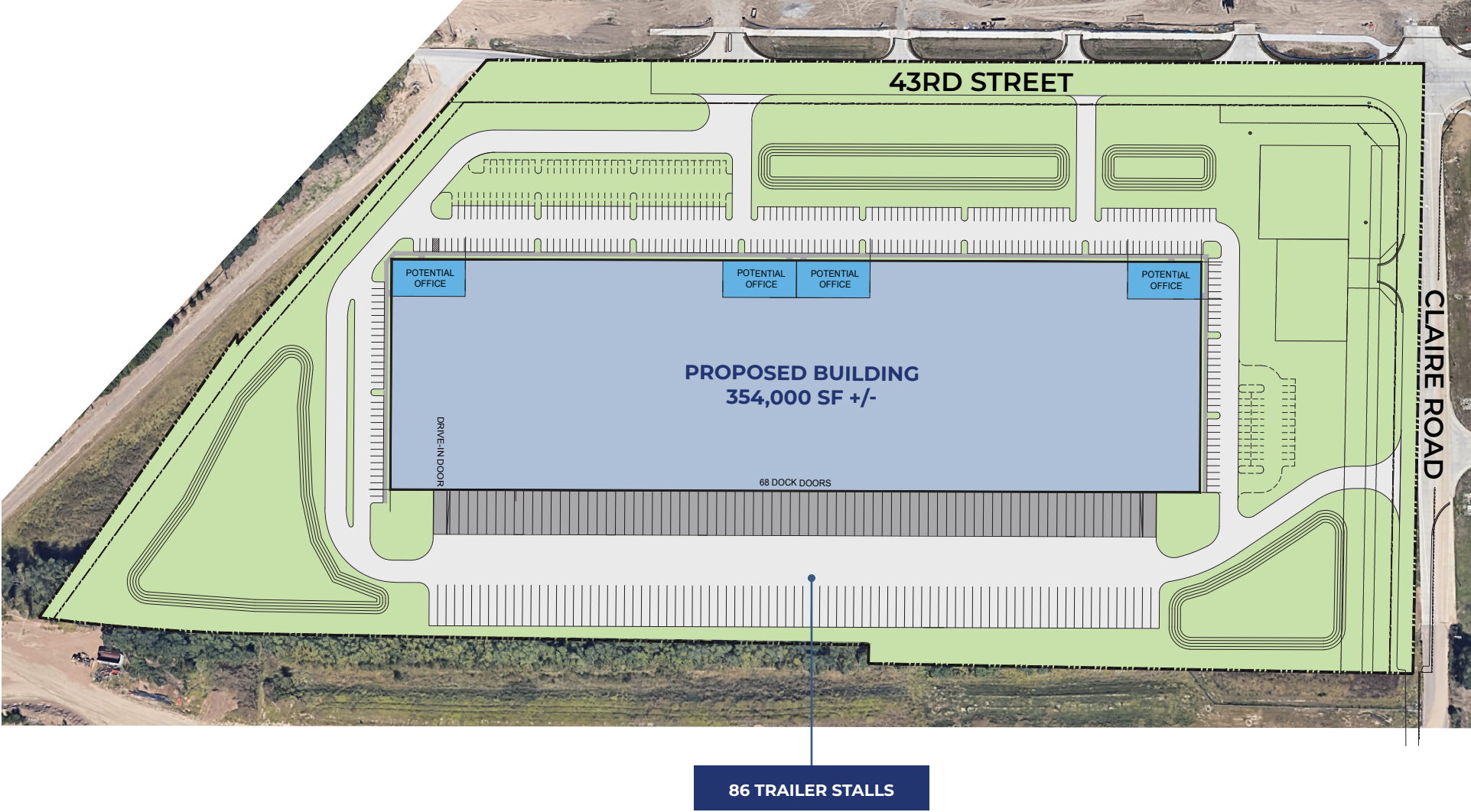


Shawnee Logistics Center

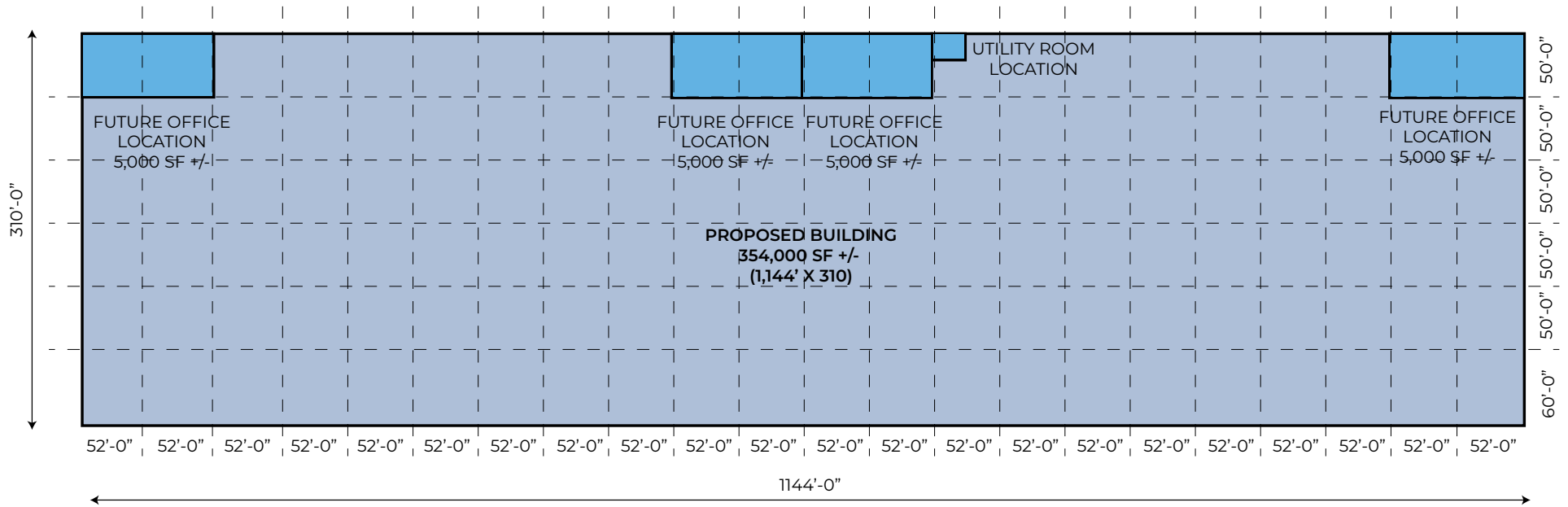
±354,000 SF CLASS A INDUSTRIAL



SITE PLAN



FLOOR PLAN



AERIAL

Serrm



LKQ



amazon



PROPERTY OVERVIEW & DEMOGRAPHICS

Building SF	354,000 SF
Clear Height	36'
Loading	(36) 9'x10' DH (2) 12'x14' DI (expandable by (30) DH)
Column Spacing	52' x 60' - speed bay 52' x 50' - typical bay
Lighting	LED 25 fc
Electrical	3,000 Amps, 277/480 Volts
Sprinkler	ESFR
Warehouse Heating	(4) Roof Gas Fired Air Units 55°F at 0°F exterior
Floors	7" unreinforced, 4,000 PSI concrete
Exterior Walls	Tilt-up concrete wall panels
Roof	45 mil TPO, R-20 20 year warranty
Sewer	8" sanitary sewer
Water	2" domestic water service
Car Parking	289 stalls (expandable by 112 stalls)
Trailer Parking	86 stalls
Taxes	\$0.37 PSF - 10 year Tax Pilot

Strategically located near highway k7, I-70, I-435 with exceptional labor pool, abundant support services, and amenities.

Drive times

1min
to highway K7

7 min
to I-70

8 min
to I-435

20 min
to Downtown
Kansas City

30 min
to BNSF
Intermodal

38 min
to Kansas City
International Airport

Labor profile

15 min drive

121,241
Total population

87
Transportation/
warehouse firms

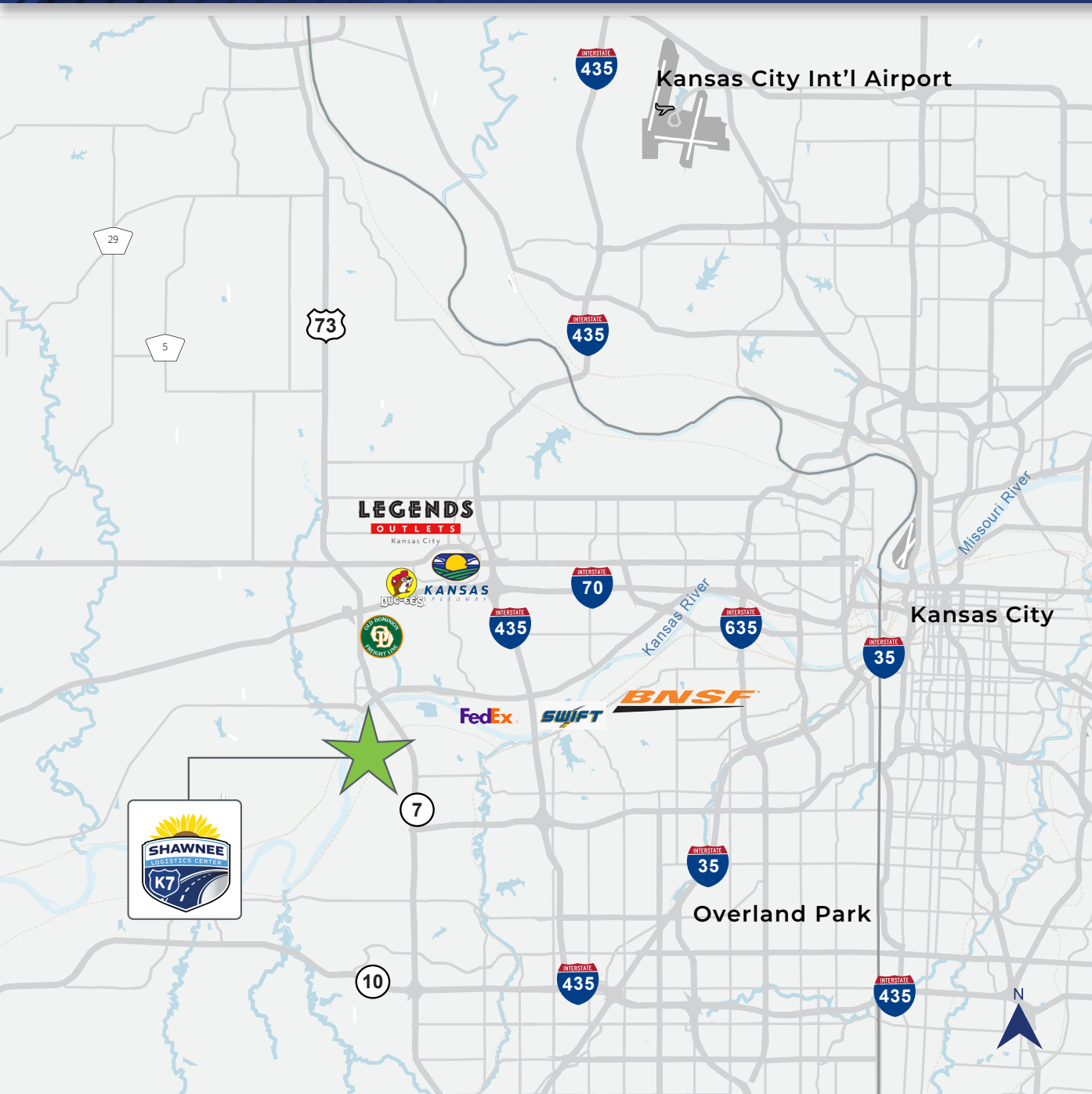
\$117,680
Median
household income

136
Manufacturing
firms

1,288
Transportation/
warehouse
employees

3,176
Manufacturing
employees

LOCATION HIGHLIGHTS



MAJOR FREIGHT DISTRIBUTION MARKETS WITHIN 12 HOURS

Chicago
Dallas
Denver
Indianapolis
Louisville
Milwaukee
Memphis
Minneapolis
Nashville
Oklahoma City
Omaha
St. Louis

THE GLOBAL INTERSECTION OF BUSINESS AND COMMUNITY

One of the nation's premier hubs for supply chain and logistics distribution, offering an ideal location for e-commerce operations with the ability to reach approx. 85% of the U.S. population within two days or less. The region's extensive infrastructure provides seamless connectivity to domestic and international markets, making it a critical node in modern supply chains..



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