

SUMMIT 470 LOGISTICS

INDUSTRIAL SITE FOR SALE OR BUILD-TO-SUIT | LEE'S SUMMIT, MISSOURI



NEWMARK
ZIMMER

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SITE FEATURES



±42 ACRES

\$2.50/SF

ALL UTILITIES AVAILABLE



MIXED-USE ZONING ALLOWS LIGHT INDUSTRIAL USES OR OFFICE/FLEX



PRIME DEVELOPMENT GROUND, MASTER PLANNED BUSINESS PARK SETTING



GREAT ACCESS TO I-470 & 350 HWY WITH MULTIPLE INTERCHANGES

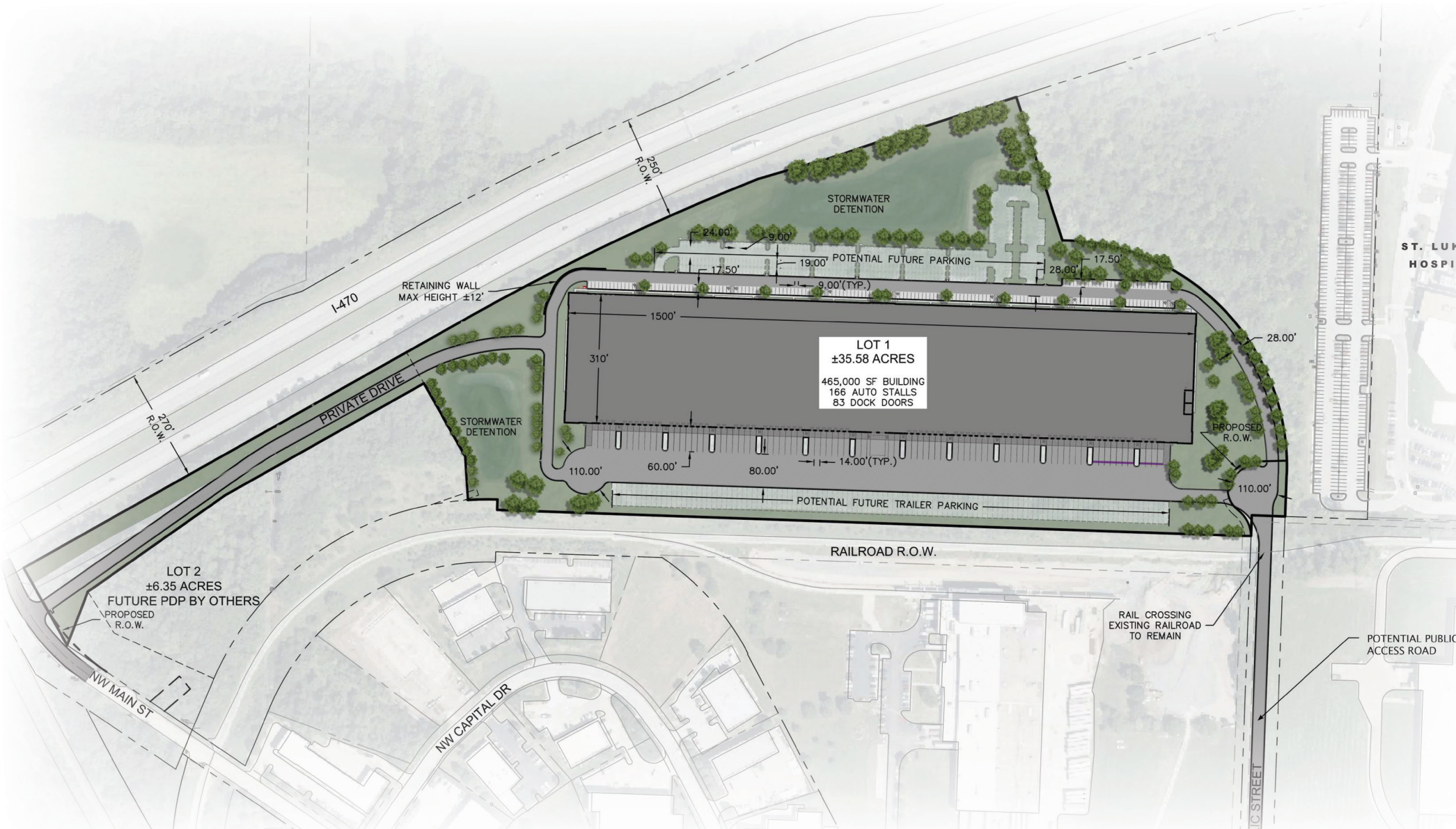


LOCATED IN FAST GROWING AND BUSINESS FRIENDLY COMMUNITY

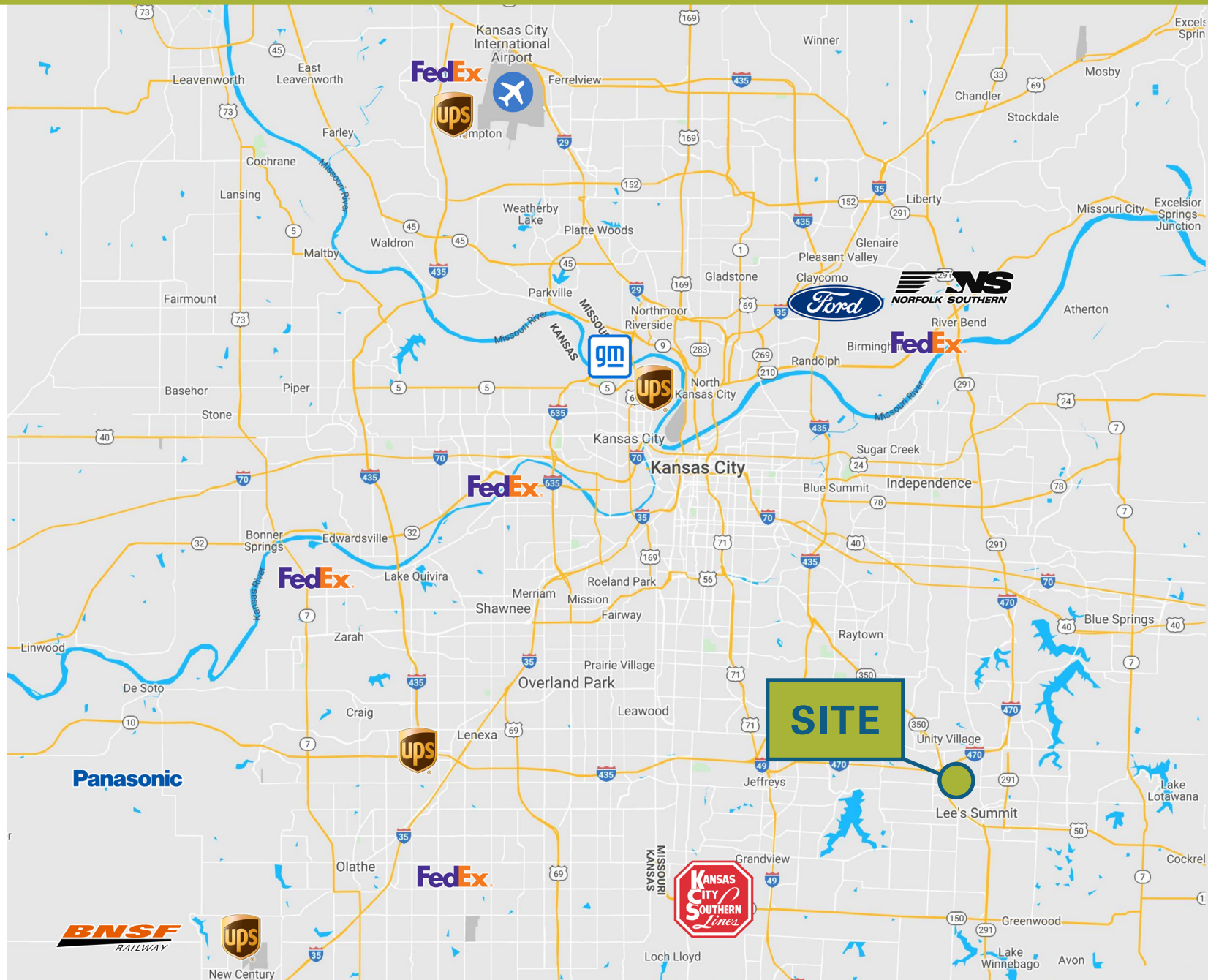


LOCATED WITHIN APPROVED CHAPTER 353 AND CID DISTRICT

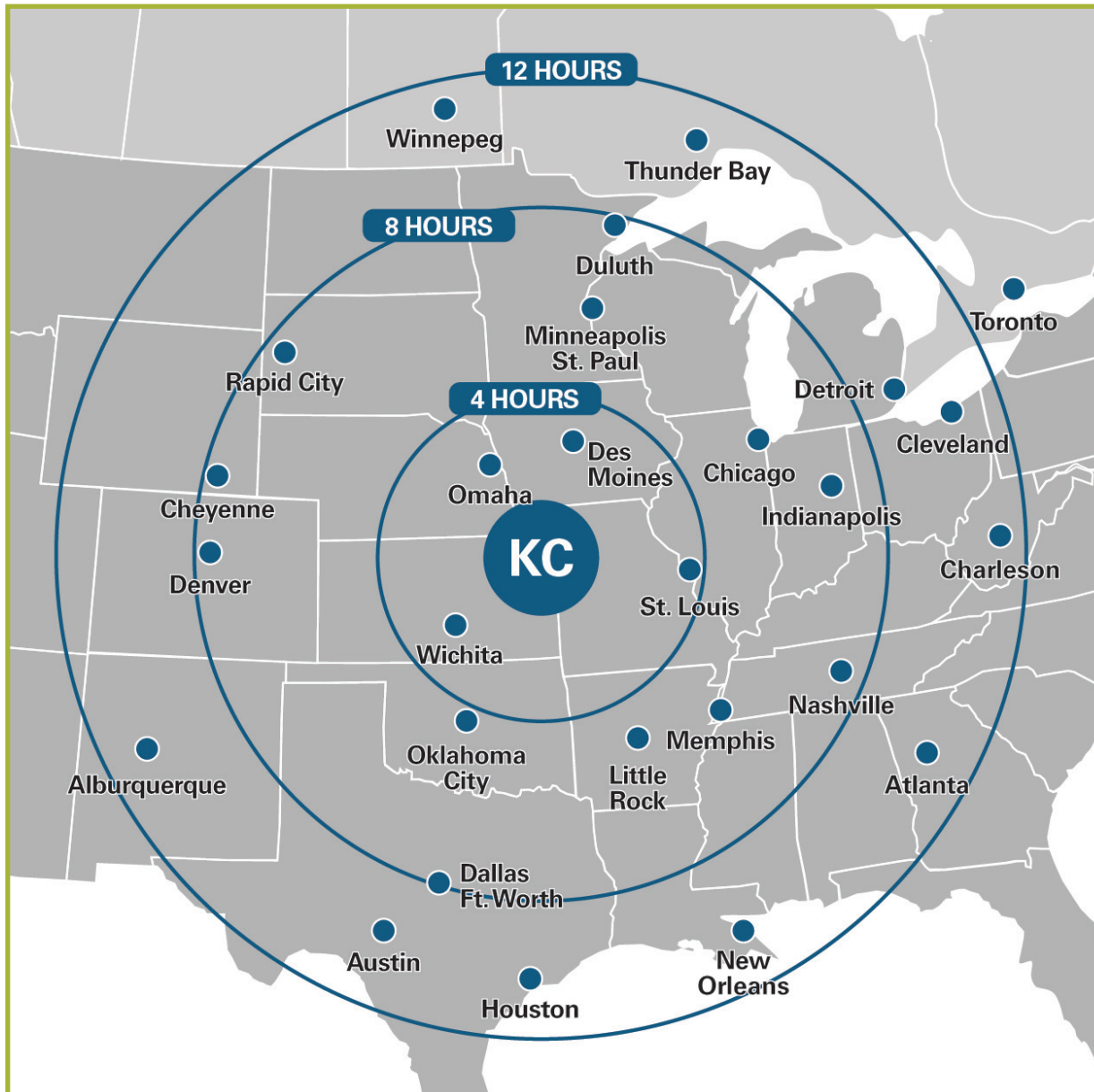
CONCEPTUAL SITE PLAN



STRATEGIC LOCATION



TRANSPORTATION INFRASTRUCTURE



Largest rail center in US by tonnage

4 intermodal centers

4 class 1 rail lines

Located at the intersection of four major U.S. highways

85% of US Population can be reached in 1-2 day truck drive

30% more interstate miles per capita than any other city in the nation

KANSAS CITY INDUSTRIAL STRENGTH



45 million square feet of industrial space developed since 2012



FOREIGN TRADE ZONE (FTZ): more space than any other US city



#2 Auto hub for manufacturing and assembly in USA according to Brookings Institution



Workforce 150,000+ manufacturing and logistics employees in Kansas City



New world class airport now open



2.5 million metro population



300 million SF industrial market



16th largest industrial market in the US



Top 10 industrial market for net absorption in the US

