

LEE'S SUMMIT COMMERCE CENTER

FOR LEASE OR FOR SALE



CLASS A SPECULATIVE DEVELOPMENT, ACCOMMODATING TENANTS FROM 34,000 TO 253,000 SF

NEWMARK
ZIMMER

 **SCANNELL**
PROPERTIES

Offered By:

Mark C. Long

816-512-1011

mlong@nzimmer.com

John F. Hassler

816-268-4208

jhassler@nzimmer.com

Scott E. Bluhm

816-268-4224

sbluhm@nzimmer.com

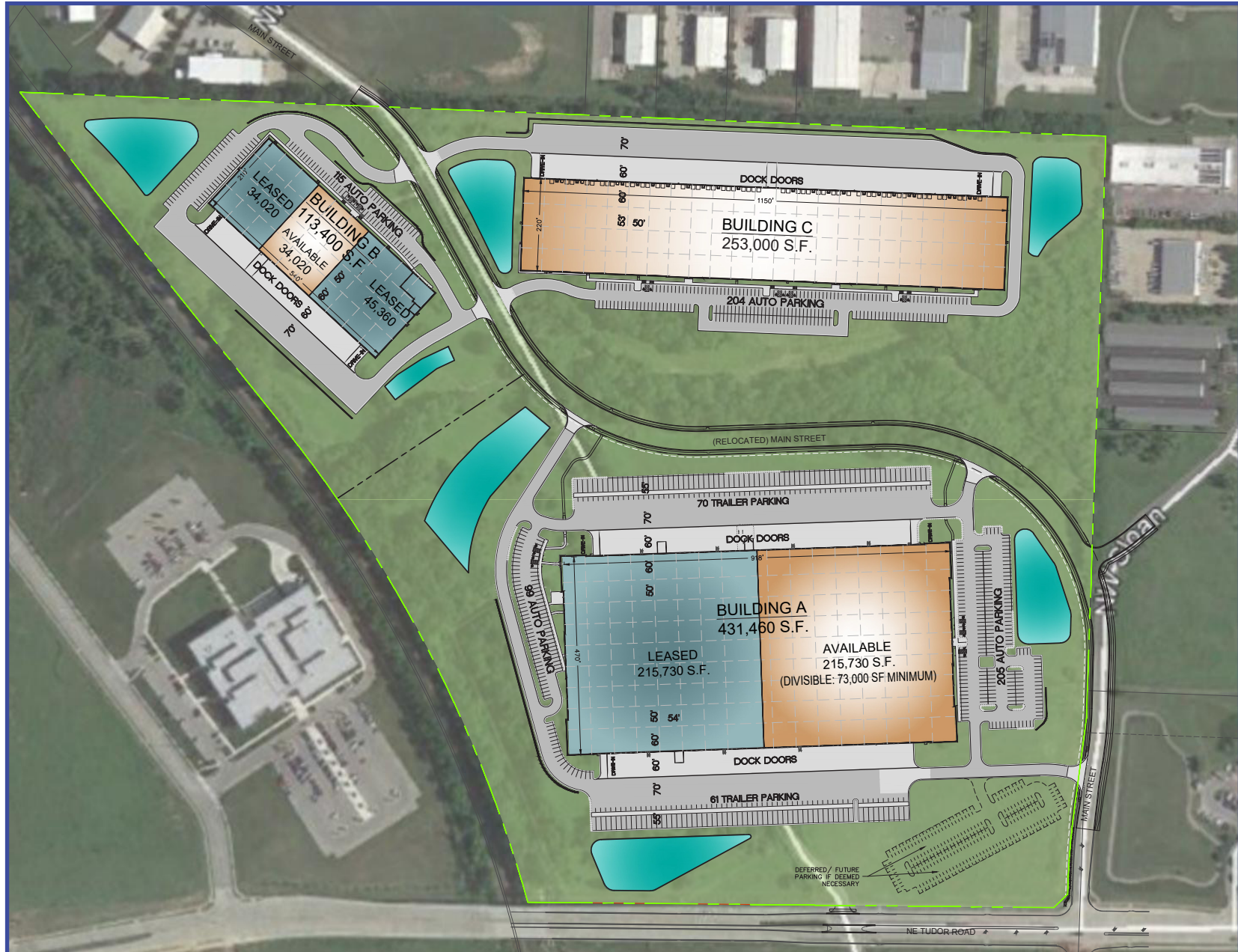
STRATEGIC LOCATION



SITE



MASTER SITE PLAN



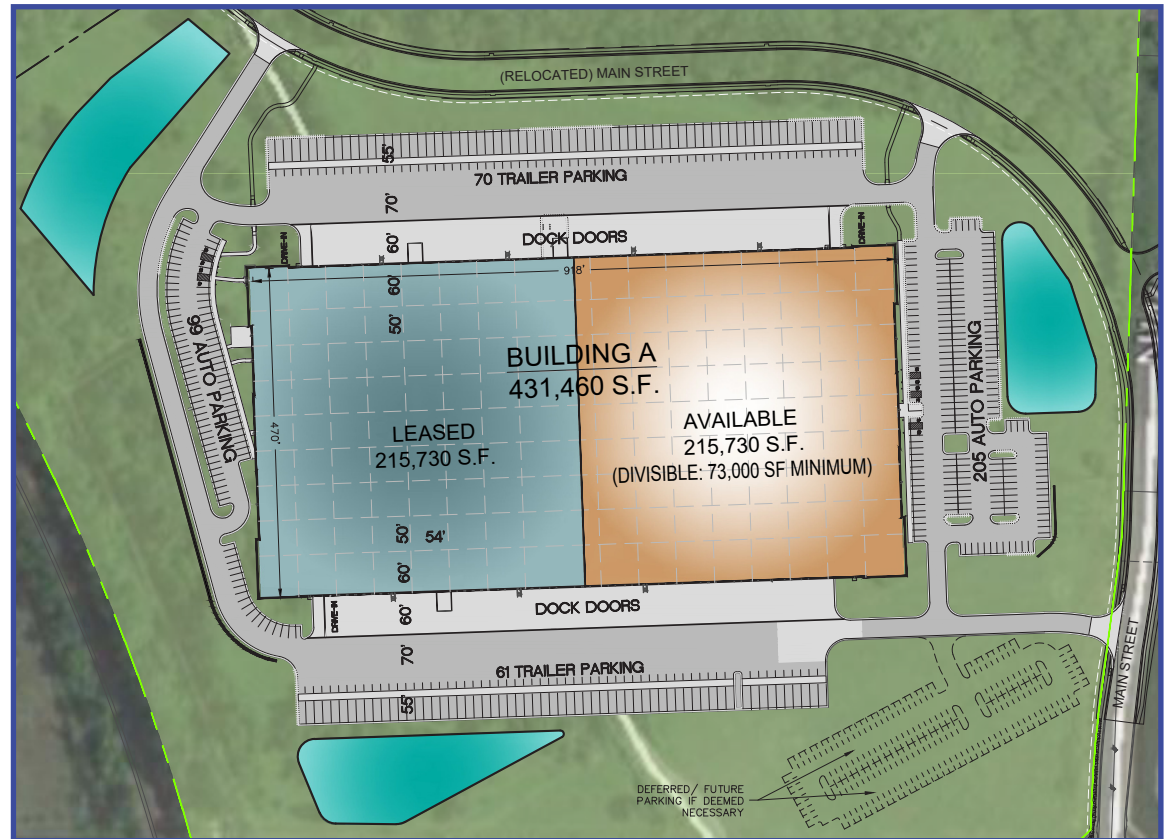
SITE FEATURES



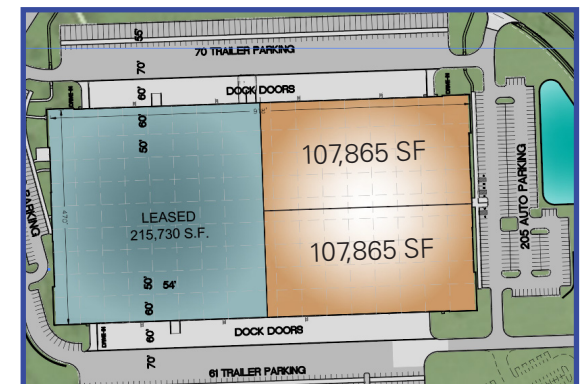
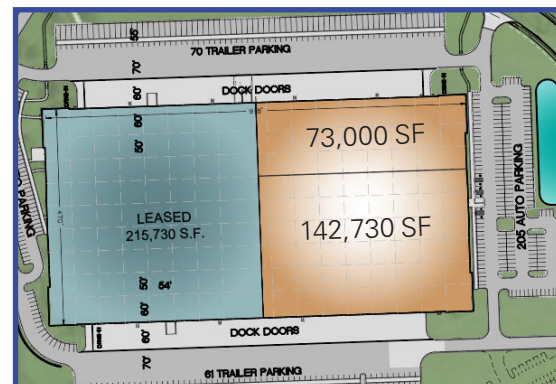
- » 80 acre master planned logistics park
- » Class A speculative development
- » Accommodating tenants from 30,000 SF and up
- » Proximity to I-470 and 50 Highway
- » Aggressive tax abatement structure: 75% years 1-10; 50% years 11-20

BUILDING A

ADDRESS	1100 NW MAIN ST, LEE'S SUMMIT, MO 64086
AVAILABLE SPACE	215,730 +/- SF (DIVISIBLE: 73,000 SF MINIMUM)
LAND AREA	37.9 +/- ACRES
BUILDING DIMENSIONS	470' X 918'
CEILING HEIGHT	36'
AUTO PARKING *	432
TRAILER STORAGE *	285
BAY SIZE	TYPICAL BAYS - (+/-) 54' X 50'; SPEED DOCK BAY - 54' X 60'
TRUCK COURT	130' TOTAL DEPTH: 60' CONCRETE APRON AND 70' HD ASPHALT
EXTERIOR WALLS	LOAD BEARING CONCRETE TILT WALL PRECAST CONCRETE WALL PANELS
STRUCTURAL STEEL	GRAY TUBE STEEL COLUMNS AND JOISTS SUPPORTING WHITE ROOF DECK
SLAB CONSTRUCTION	7" UN-REINFORCED, 4,000 PSI CONCRETE ON 4" AGGREGATE BASE
DOCK DOORS *	FORTY-TWO (42), 9' X 10' MANUAL OVERHEAD DOORS; FOUR (4), 12' X 14' DRIVE-IN DOORS W/ELECTRIC OPERATORS
ROOFING	MECHANICALLY ATTACHED OR FULL ADHERED 45 MIL TPO WITH R-30 INSULATION
HVAC	HEAT PROVIDED VIA ROOF MOUNTED GAS FIRED 80/20 MUA UNITS
FIRE PROTECTION	ESFR SPRINKLER SYSTEM
ELECTRICAL SERVICE *	3,000 - AMP SERVICE
LIGHTING	LED 30,000 LM HIGH BAY LIGHT FIXTURES



DEMISING OPTIONS



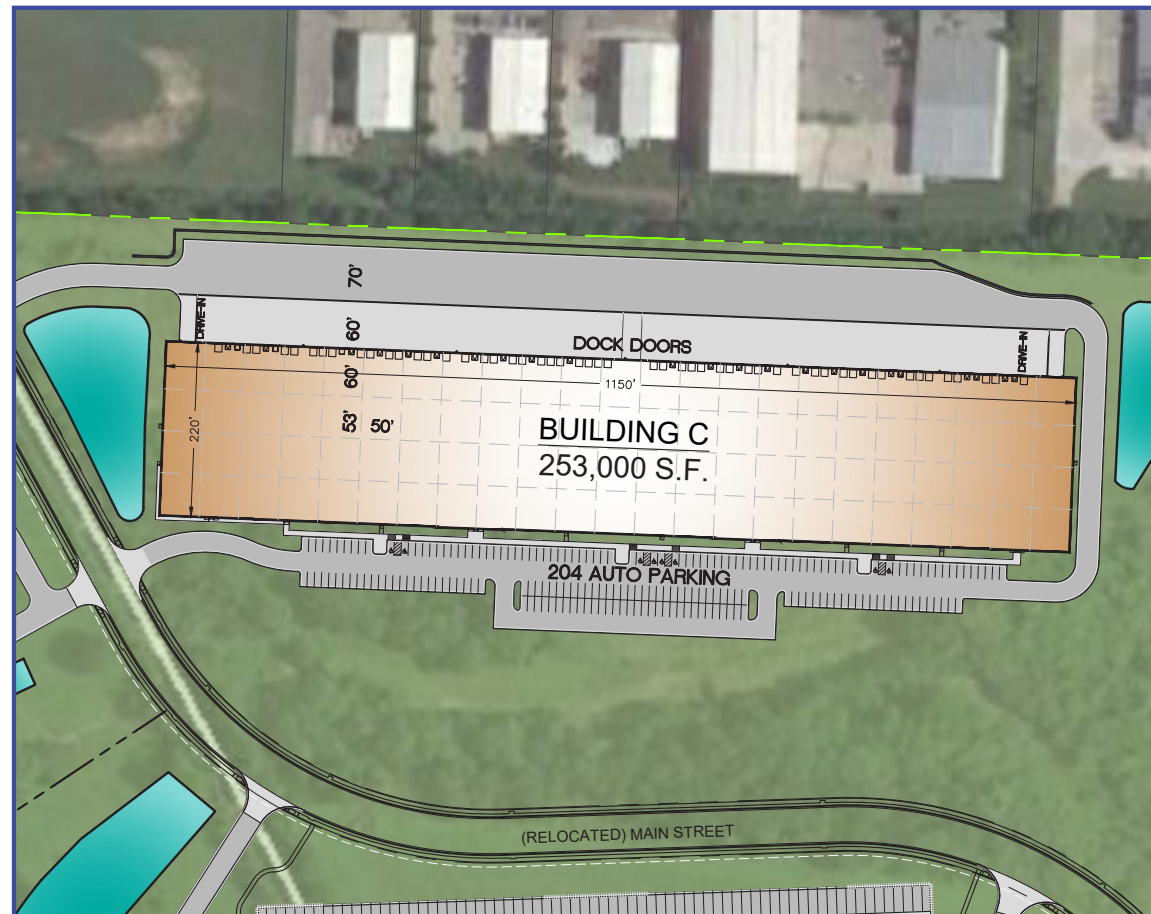
BUILDING B

ADDRESS	1220 NW MAIN ST, LEE'S SUMMIT, MO 64086
AVAILABLE SPACE	34,020 +/- SF
LAND AREA	13.22 +/- ACRES
BUILDING DIMENSIONS	215' X 540'
CEILING HEIGHT	32'
AUTO PARKING*	115
BAY SIZE	TYPICAL BAYS - (+/-) 54' X 50', SPEED DOCK BAY - 54' X 60'
TRUCK COURT	130' TOTAL DEPTH: 60' CONCRETE APRON AND 70' HD ASPHALT
EXTERIOR WALLS	LOAD BEARING CONCRETE TILT WALL PRECAST CONCRETE WALL PANELS
STRUCTURAL STEEL	GRAY TUBE STEEL COLUMNS AND JOISTS SUPPORTING WHITE ROOF DECK
SLAB CONSTRUCTION	7" UN-REINFORCED, 4,000 PSI CONCRETE ON 4" AGGREGATE BASE
DOCK DOORS*	6
ROOFING	MECHANICALLY ATTACHED OR FULL ADHERED 45 MIL TPO WITH R-20 INSULATION
HVAC	HEAT PROVIDED VIA ROOF MOUNTED GAS FIRED 80/20 MUA UNITS
FIRE PROTECTION	ESFR SPRINKLER SYSTEM
ELECTRICAL SERVICE*	1,600 - AMP SERVICE
LIGHTING	LED 30,000 LM HIGH BAY LIGHT FIXTURES



BUILDING C

ADDRESS	1231 NW MAIN ST, LEE'S SUMMIT, MO 64086
BUILDING SIZE	253,000 +/- SF
LAND AREA	24.44 +/- ACRES
BUILDING DIMENSIONS	220' X 1150'
CEILING HEIGHT	32'
AUTO PARKING	204
BAY SIZE	TYPICAL BAYS - (+/-) 54' X 50', SPEED DOCK BAY - 54' X 60'
TRUCK COURT	130' TOTAL DEPTH: 60' CONCRETE APRON AND 70' HD ASPHALT
EXTERIOR WALLS	LOAD BEARING CONCRETE TILT WALL PRECAST CONCRETE WALL PANELS
STRUCTURAL STEEL	GRAY TUBE STEEL COLUMNS AND JOISTS SUPPORTING WHITE ROOF DECK
SLAB CONSTRUCTION	7" UN-REINFORCED, 4,000 PSI CONCRETE ON 4" AGGREGATE BASE
DOCK DOORS	25
ROOFING	MECHANICALLY ATTACHED OR FULL ADHERED 45 MIL TPO WITH R-20 INSULATION
HVAC	HEAT PROVIDED VIA ROOF MOUNTED GAS FIRED 80/20 MUA UNITS
FIRE PROTECTION	ESFR SPRINKLER SYSTEM
ELECTRICAL SERVICE	3,000 - AMP SERVICE
LIGHTING	LED 30,000 LM HIGH BAY LIGHT FIXTURES



TRANSPORTATION INFRASTRUCTURE

Largest rail center in US by tonnage

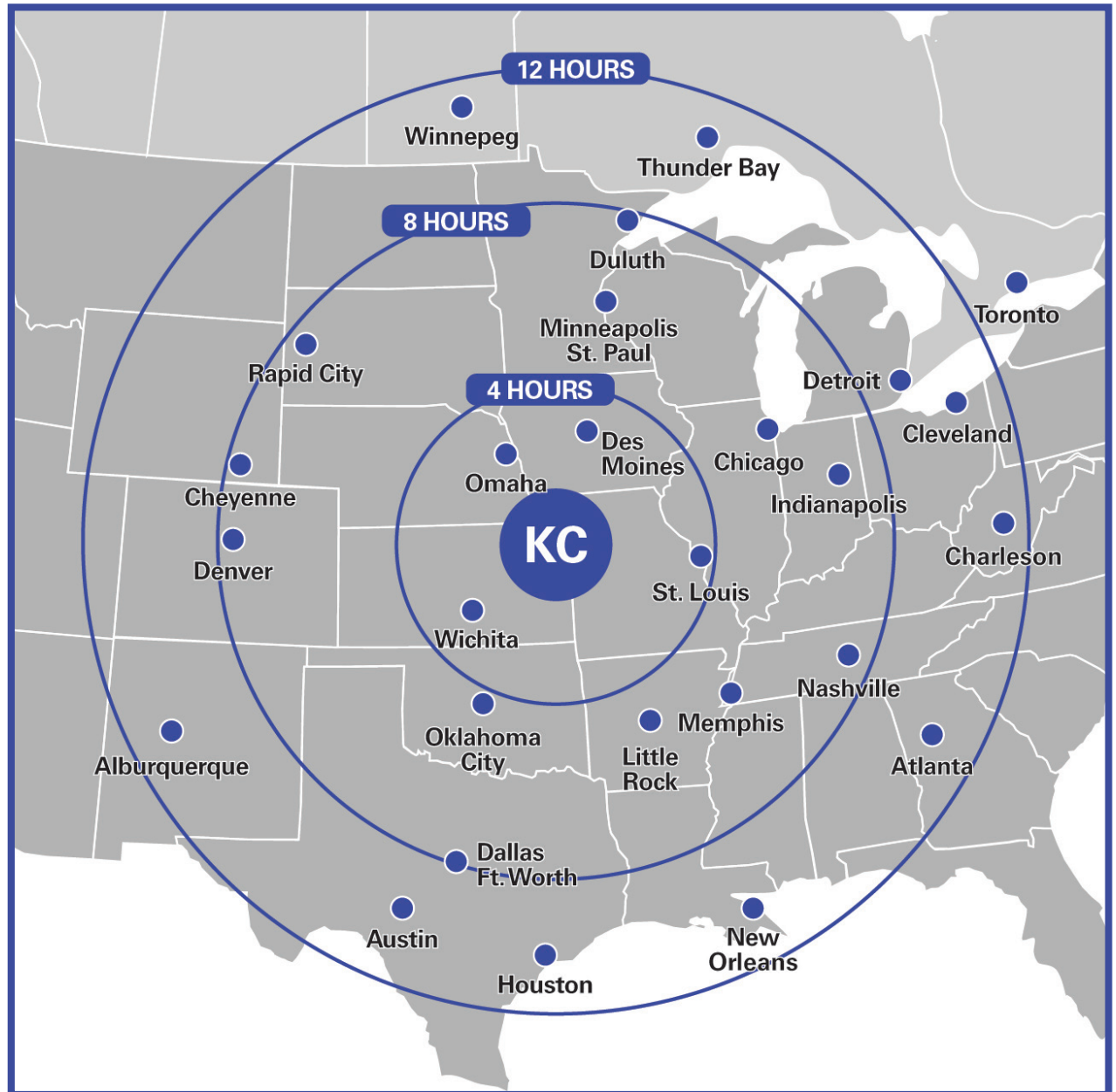
4 intermodal centers

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

- 70 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
- 2.5 million metro population
- 325 million square feet industrial market
- 15th largest industrial market in the US

