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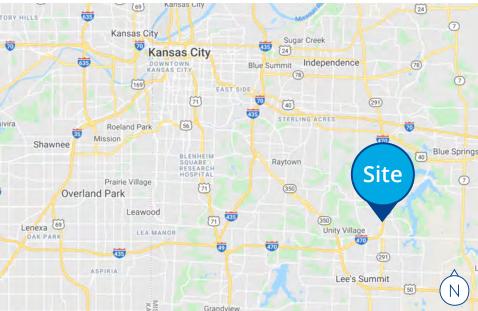
Property Overview

| Building Size | 250,000 SF |
|--------------------|---|
| Available Space | 25,000–100,000 SF |
| Clear Height | 34'-36' |
| Drive-In Doors | (10) 12'x14' drive-in doors |
| Dock-High Doors | (20) 9'x10' doors equipped with 40k lb. mechanical pit levelers and seals |
| | Can accommodate up to 50 total dock doors |
| Column Spacing | 50'x50' |
| Parking | 186 auto |
| | 29 trailer |
| Office | BTS |
| Sprinkler | ESFR |
| Electric | 2,000 amp, 480/277v, 3ph |
| Warehouse Lighting | LED |
| | |

| Floor Slab | 7" unreinforced |
|---------------------------------|--|
| Roof | TPO (60 mil) |
| Walls | Concrete tilt |
| Warehouse Heat | Gas unit heaters |
| Estimated Operating Expenses | Real estate taxes: \$0.36/SF |
| | Fixed PILOT: 75% abatement years 1-10; 50% years 11-20 |
| | Insurance: \$0.15/SF |
| | • CAM: \$0.30/SF |
| Location | Excellent access to I-470 |
| | Adjacent to Lee's Summit Airport |
| Base Rental Rate | \$7.50/SF |









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