



NORTHLAND

PARK

BUILDING II
±82,855 SF AVAILABLE

12505 NE 40TH STREET / KANSAS CITY, MO / NEW CONSTRUCTION






NOT ACTUAL BUILDING

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-  EXISTING
-  UNDER CONSTRUCTION
-  PROPOSED



AGGRESSIVE REAL ESTATE TAX ABATEMENT—90% for years 1-10 and 50% for years 11-20



HIGHLY EXPERIENCED landlord and developer with extensive in-house resources



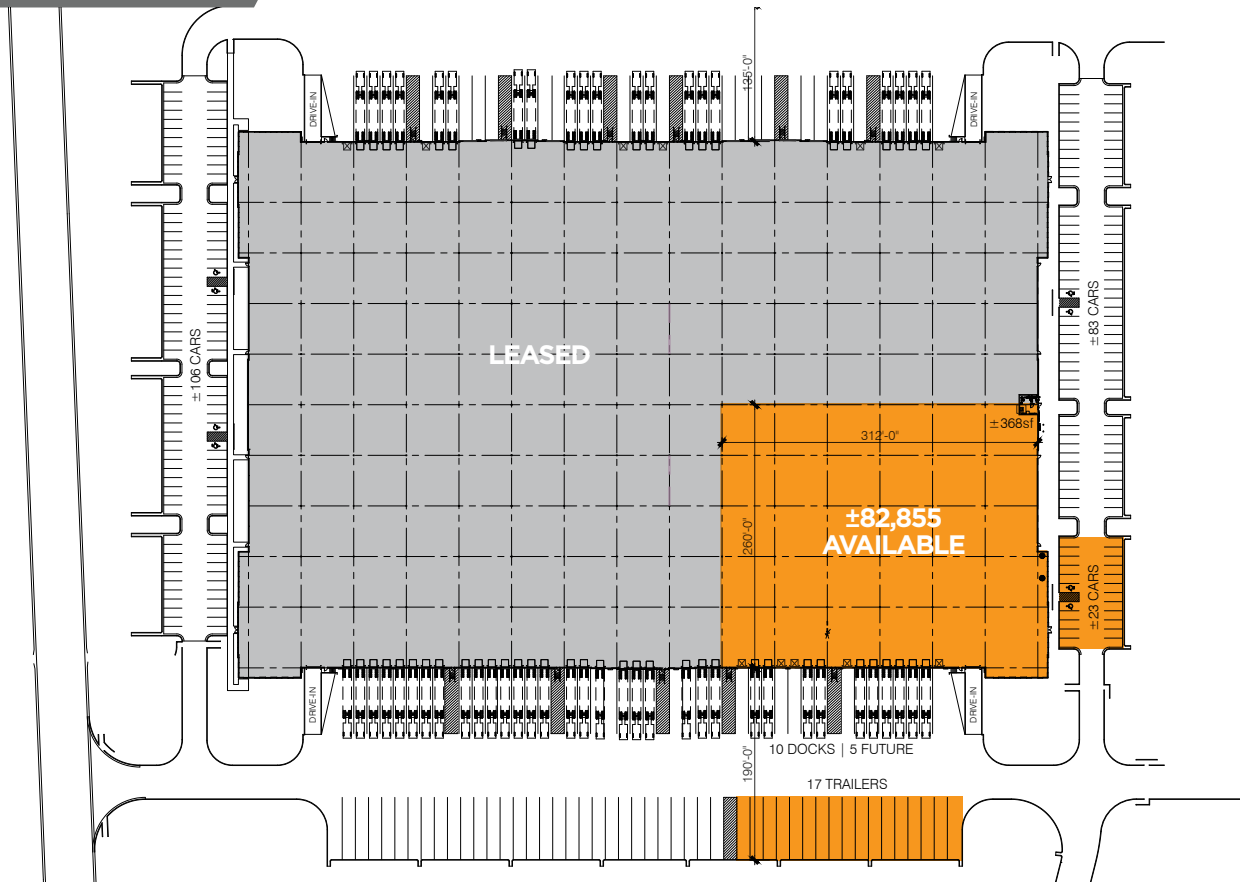
240 ACRES WITH 4.3 MILLION SQUARE FEET of projected Class A industrial product

- **BUILDING I**
±388,900 SF, Fully Leased
- **BUILDING II**
±82,855 SF, Available
- **BUILDING III**
±413,332 SF, Fully Leased
- **BUILDING IV**
±303,300 SF, Fully Leased
- **BUILDING V**
±575,500 SF, Under Construction
- **BUILDING VI**
±548,560 SF, Under Construction
- **BUILDING VII**
±514,000 SF, Proposed
- **BUILDING VIII**
±230,000 SF, Proposed

NORTHLAND PARK

BUILDING II
±82,855 SF AVAILABLE

12505 NE 40TH STREET / KANSAS CITY, MO / NEW CONSTRUCTION



±82,855 SQUARE FEET **±1,800** SF OFFICE **±10** DOCK DOORS **±1** DRIVE INS **±25** CAR PARKING

LEASE RATE	\$4.25 PSF	DOCK DOORS	10 AVAILABLE
CAM / TAXES / INS	\$0.32 / \$0.08 / \$0.06 PSF	DRIVE-IN DOORS	1 AVAILABLE
BUILDING SF	±413,332	TRAILER PARKING	130' ALL CONCRETE
AVAILABLE SF	±82,855 / ±1,800 OFFICE	AUTO PARKING	±25 STALLS AVAILABLE
BUILDING DIMENSIONS	520' DEEP X 780'	FIRE PROTECTION	ESFR - K-25 K-17
COLUMN SPACING	54' X 52' COLUMNS 54' X 60' SPEED BAYS	LIGHTING	LED, 30 FC IN WAREHOUSE SITE FULLY LIT
CLEAR HEIGHT	36'	CONSTRUCTION	PRE-CAST CONCRETE



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