

NORTHLAND PARK

BUILDING II
±82,855 SF AVAILABLE

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

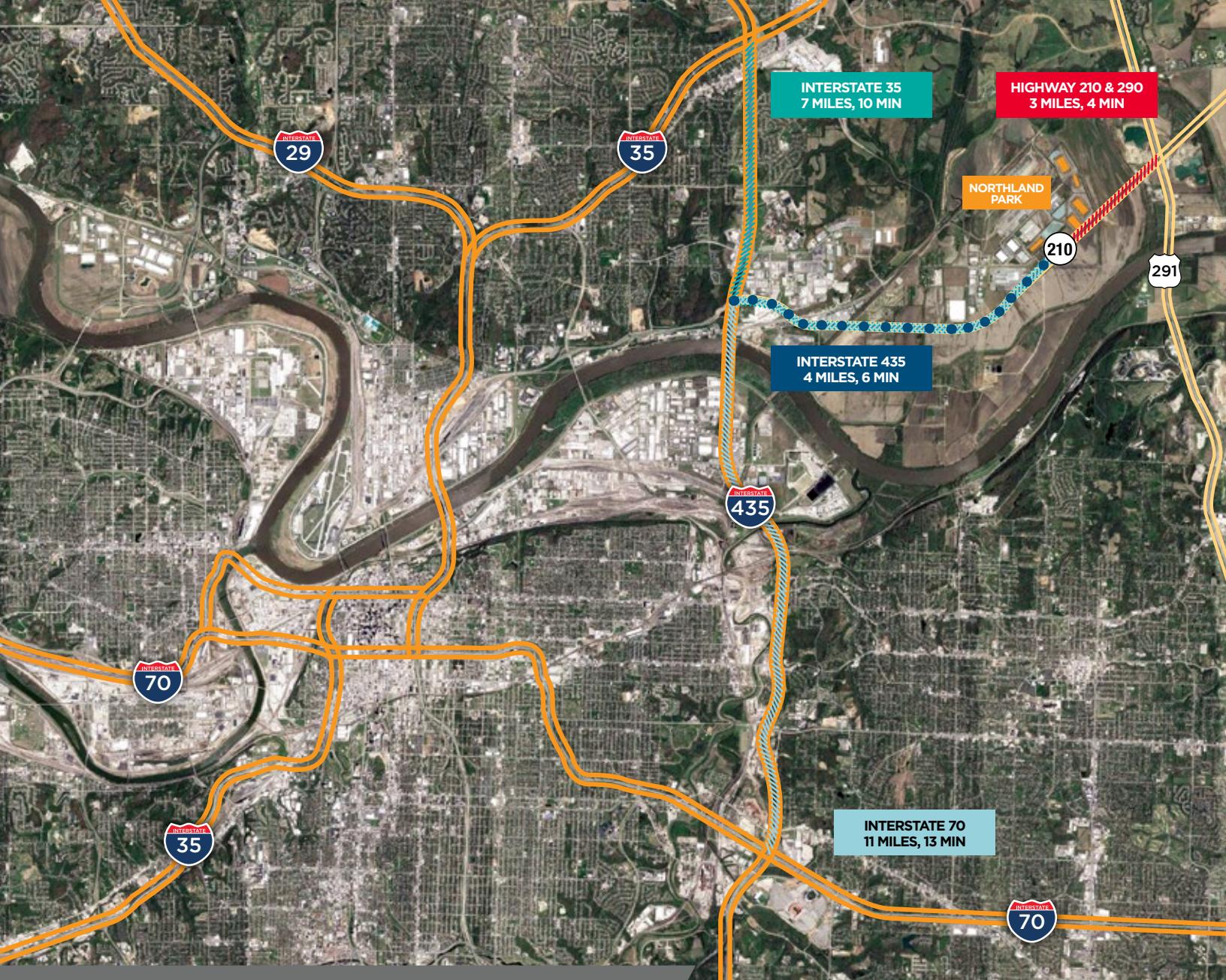


NOT ACTUAL BUILDING

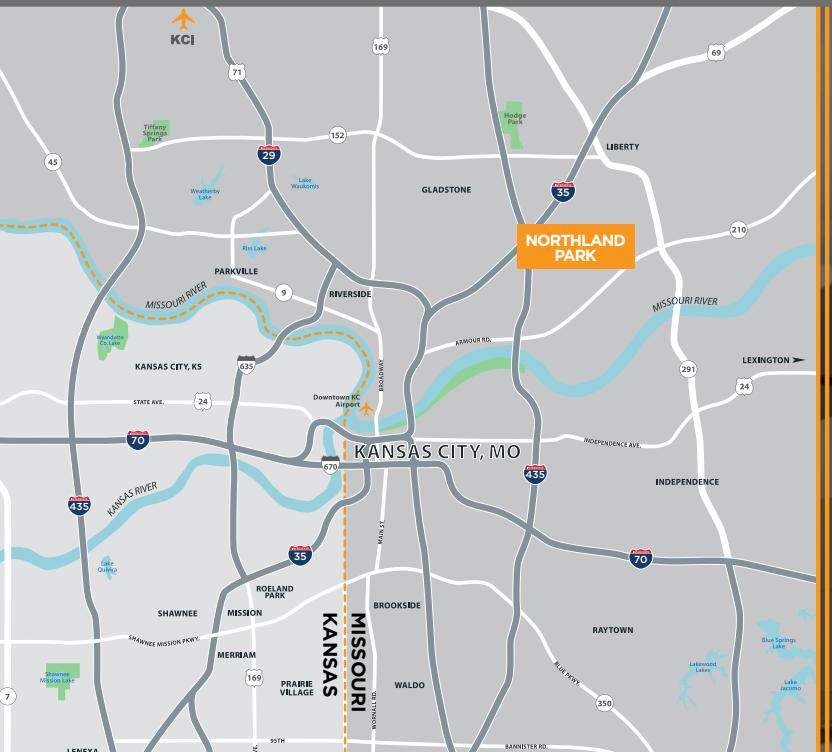
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INSTANT CONNECTIVITY TO KC METRO



INTERSTATE 35
7 MILES, 10 MIN

HIGHWAY 210 & 290
3 MILES, 4 MIN

INTERSTATE 435
4 MILES, 6 MIN

INTERSTATE 70
11 MILES, 13 MIN

NORTHLAND
PARK

210

291

STRATEGICALLY LOCATED
with unparalleled access to
Interstate 29, 35, 70 and 435
and Highway 210 and 291

**ACCESS TO LARGE LABOR
POOL** capable of supporting
distribution operation



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



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 VII**
±230,000 SF, Proposed

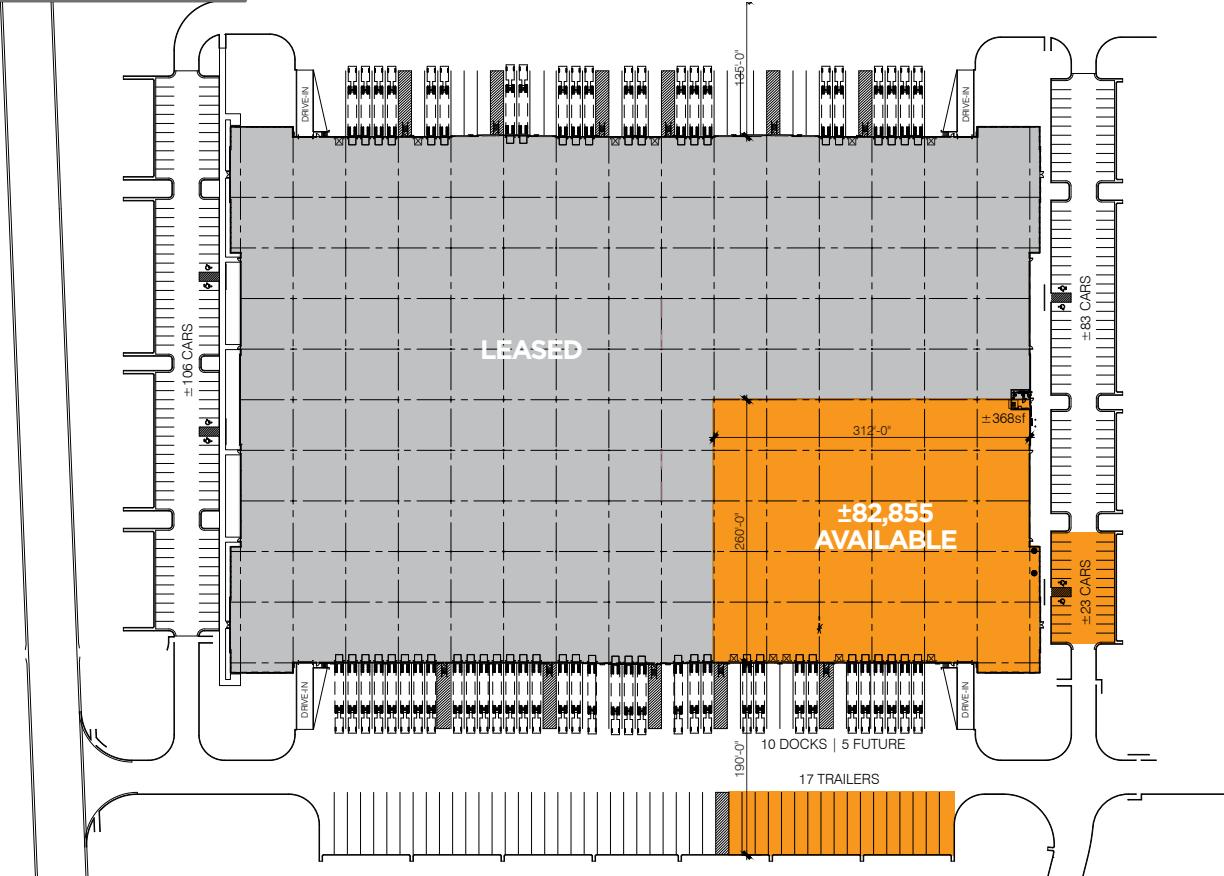


HIGHLY EXPERIENCED
landlord and developer with extensive in-house resources

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±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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