

126,000± SF

BUILDING 94A
8800 NE Underground Drive
Kansas City, MO 64161

SUBTROPOLIS[®]
The World's Largest Underground Business Complex.™



14
DOCK
DOORS

2
DRIVE-IN
DOORS

BTS
OFFICE

70%
SAVE ON
UTILITIES

\$
LOWER
LEASE RATES

Energy Star
PERFECT 100

S
ON-SITE
SERVICES

😊
INCREASE
PRODUCTIVITY

🏠
MAXIMUM
FLEXIBILITY

WHAT OUR TENANTS ARE SAYING

"In the dead of winter and summer, we're saving \$35,000 a month on our energy bills by being here."

CEO - VANGUARD PACKAGING

"It's 70 and overcast everyday, regardless of what's going on outside. We load our trucks...unload our trucks in perfect weather conditions."

**JOE PARIS
PRESIDENT - PARIS BROTHERS**

"The facilities at SubTropolis are a great solution... The consistent conditions and ability to easily expand were two key reasons we chose SubTropolis for our facility."

**CEO AND NORTH AMERICAN/PACIFIC ZONE
DIRECTOR - CEVA ANIMAL HEALTH**

BUILDING SPECS

BUILDING SIZE:	126,000± SF
DOCK-HIGH DOORS:	14 (8'x10')
DRIVE-IN DOORS:	2 (10'x12')
DOCK LEVELERS:	45,000 LB
CEILING HEIGHT:	17±
OFFICE SF:	Build-to-Suit
FIRE PROTECTION:	Fully Sprinklered
BUILDING POWER:	1,000 AMPS, 480V
BUILDING LIGHTING:	LED
TELECOMMUNICATIONS PROVIDERS:	AT&T
FOREIGN TRADE ZONE:	Yes
ENHANCED ENTERPRISE ZONE:	Yes
ENERGY STAR:	Certified 100



**FOR MORE
INFORMATION
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