



N CONGRESS AND NW 109TH ST | KANSAS CITY, MISSOURI



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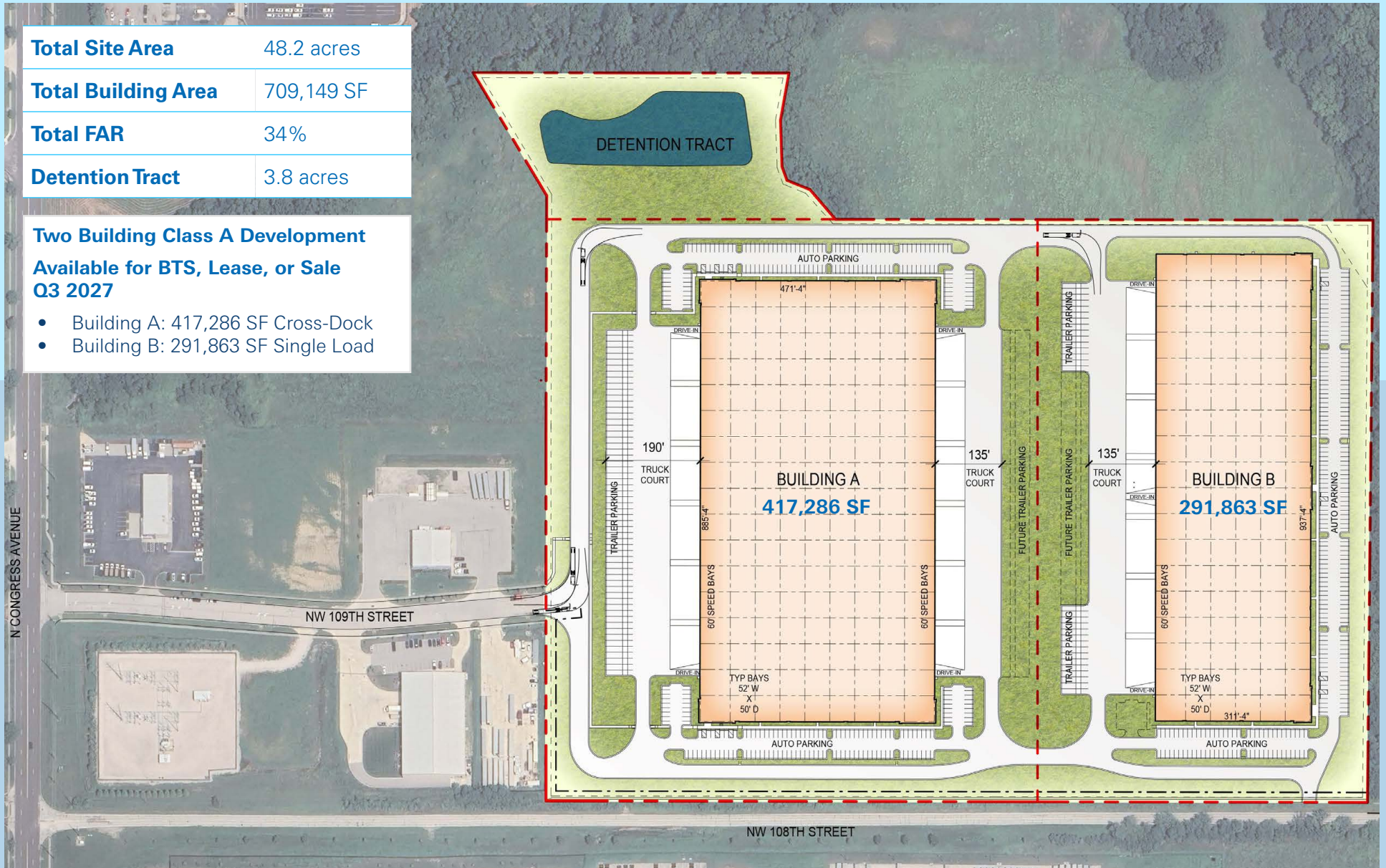


PROPOSED SITE PLAN

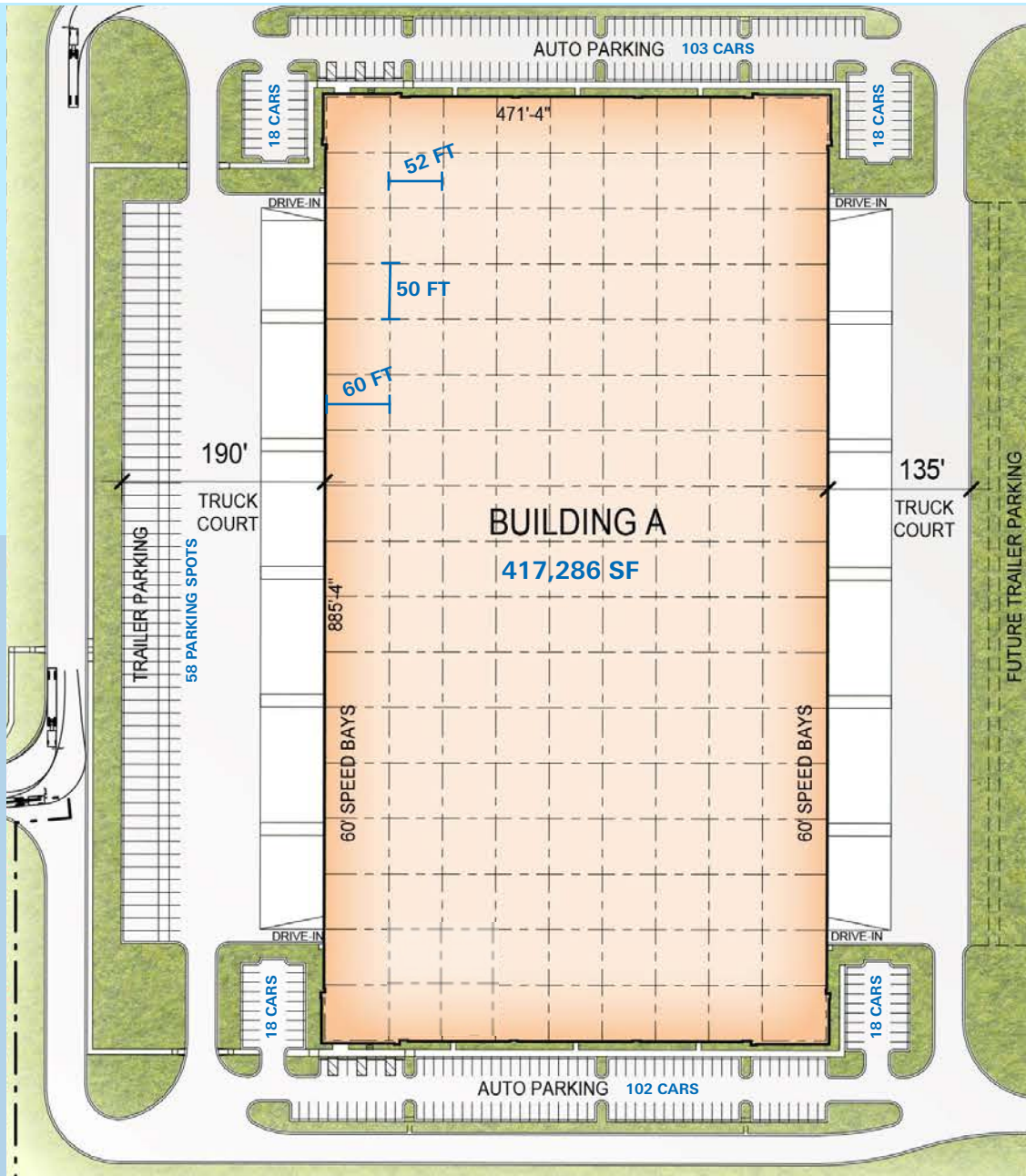
Total Site Area	48.2 acres
Total Building Area	709,149 SF
Total FAR	34%
Detention Tract	3.8 acres

Two Building Class A Development
Available for **BTS, Lease, or Sale**
Q3 2027

- Building A: 417,286 SF Cross-Dock
- Building B: 291,863 SF Single Load



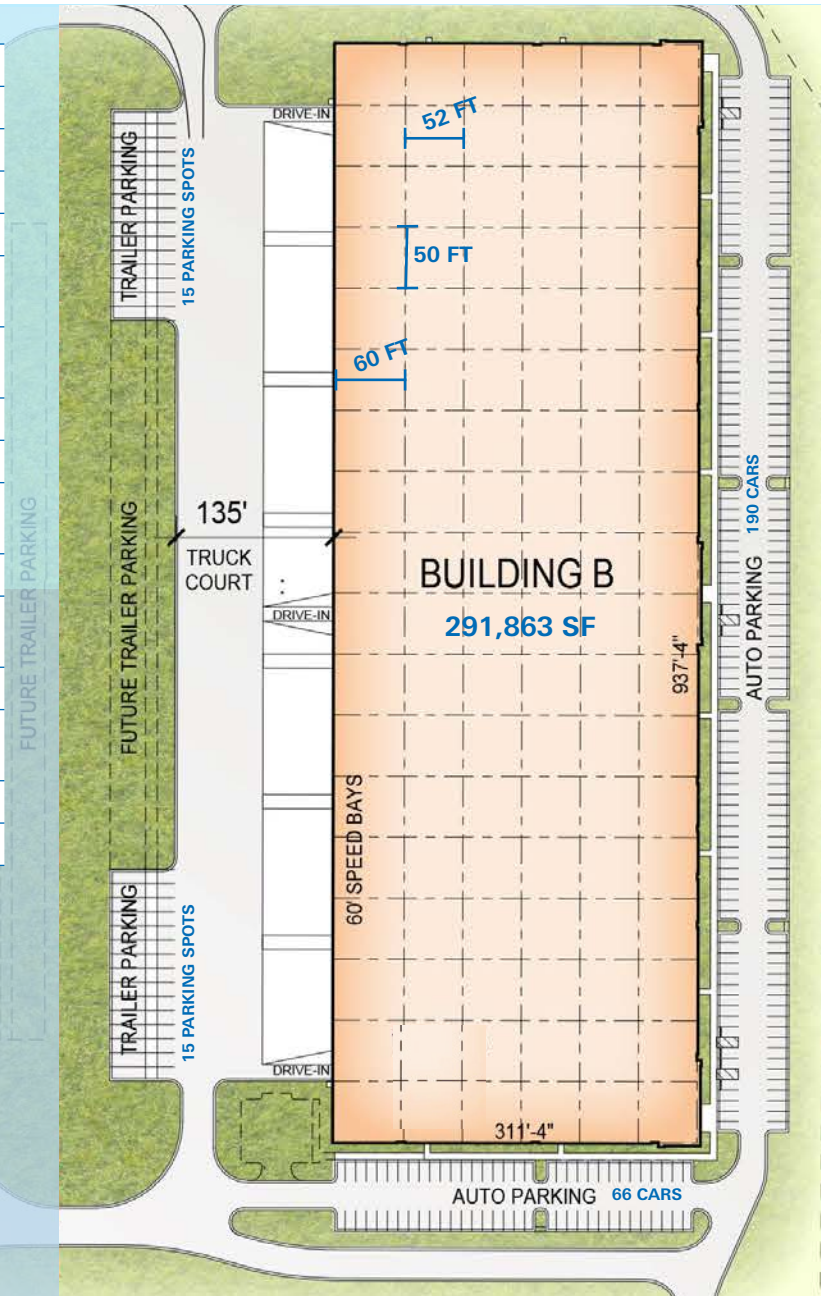
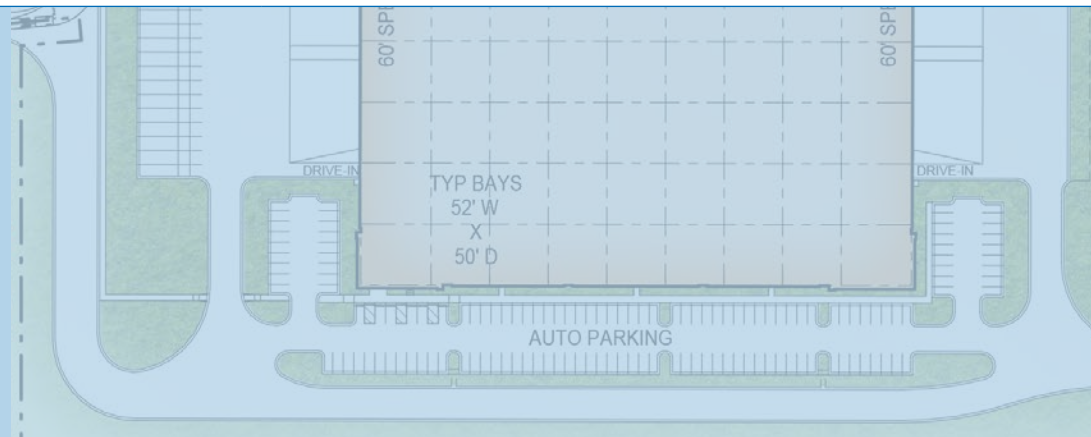
PROPOSED SITE PLAN - BLDG A



Building Type	Concrete tilt panels with structural steel frame
Building Size	417,286 SF
Building Dimension	471' x 885'
Column Spacing	52' W x 50' D typical with 60' speed bays
Clear Height	36' minimum
Roof	45 Mil TPO white membrane, mechanically fastened. Exterior gutters and downspouts. 20-year manufacturer's warranty.
Building Floor Slab	7" thick unreinforced concrete on 4" granular base or lime-stabilized subgrade; sealed with Ashford Floor Sealer
Drive-In Doors	Four (4) 12' x 14' drive-in doors, motor operated
Dock Doors	Forty-two (42) 9' x 10' manually operated, weather stripped, with Z-guards
Dock Equipment	35,000 lb. capacity, 7' x 8' mechanical type levelers with integral bumpers; compressible foam-type dock seals with wear pleats
Electrical Service	3200A, 480V
Warehouse Lighting	High-bay LED fixtures with motion sensors and 10' whips, providing 30 footcandles (average) at 36" AFF (speed bay only delivered with core & shell)
Fire Protection	ESFR
Warehouse Heating/Ventilation	Warehouse distribution area is heated to 55 degrees indoor temperature at -1 degrees outdoor temperature. Code required ventilation provided.
Trailer Parking	58 stalls (58 future stalls)
Car Parking	277 stalls

PROPOSED SITE PLAN - BLDG B

Building Type	Concrete tilt panels with structural steel frame
Building Size	291,863 SF
Building Dimension	311' x 937'
Column Spacing	52' W x 50' D typical with 60' speed bays
Clear Height	32' minimum
Roof	45 Mil TPO white membrane, mechanically fastened. R-25 insulation. Exterior gutters and downspouts. 20-year manufacturer's warranty.
Building Floor Slab	7" thick unreinforced concrete on 4" granular base or lime-stabilized subgrade; sealed with Ashford Floor Sealer
Drive-In Doors	Three (3) 12' x 14' drive-in doors, motor operated
Dock Doors	Thirty (30) 9' x 10' manually operated, weather stripped, with Z-guards
Dock Equipment	35,000 lb. capacity, 7' x 8' mechanical type levelers with integral bumpers; compressible foam-type dock seals with wear pleats
Electrical Service	2000A, 480V
Warehouse Lighting	High-bay LED fixtures with motion sensors and 10' whips, providing 30 footcandles (average) at 36" AFF (speed bay only delivered with core & shell)
Fire Protection	ESFR
Warehouse Heating/Ventilation	Warehouse distribution area is heated to 55 degrees indoor temperature at -1 degrees outdoor temperature. Code required ventilation provided.
Trailer Parking	30 stalls (39 future stalls)
Car Parking	256 stalls



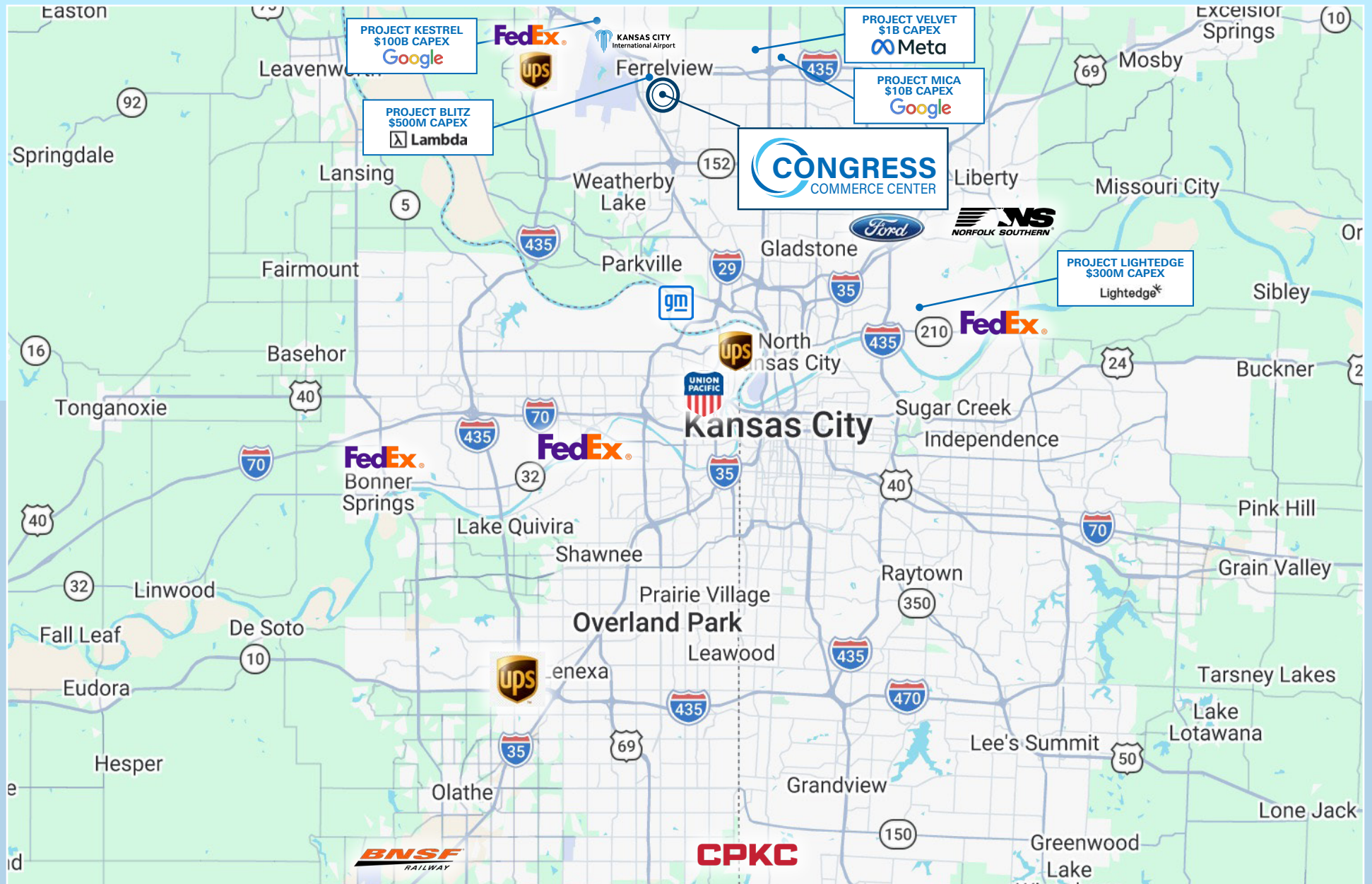
STRATEGIC LOCATION



Adjacent to I-435, I-29 and KCI Airport



LOCATION MAP



INVESTMENT HIGHLIGHTS

- ✓ **Master planned site** for 709,149 SF on 48.2 acres
- ✓ **20-year** real estate tax abatement and PILOT starting at \$0.11PSF
- ✓ **Additional incentives available** from the state of Missouri and city of Kansas City, Missouri
- ✓ **Proximity to 4 intermodal centers equals:**
 - Accelerated supply chain
 - Efficient movement of goods
 - Increased outbound capacity
 - Lower fuel costs
 - Lower fuel cost volatility
- ✓ **Proximity to 44 data centers equals:**
 - \$100 billion+ total investments
 - Significant infrastructure invested
- ✓ Proximity to **FedEx, USPS, UPS,** and **Amazon** hubs and **MCI**
- ✓ Direct access to **I-29** and **I-435**
- ✓ Northland location consists of one of the **deepest labor pools** in the Midwest
- ✓ Area **industrial electric utility rates** well below the national average



WHY KANSAS CITY?



Whether by highway, water, rail or air, Kansas City offers excellent transportation advantages. Because of its central location and outstanding multimodal infrastructure, it is easier and more cost-efficient to ship into and out of Kansas City, making Congress Commerce Center an ideal location for production facilities, warehouses and distribution centers. When you are located in the nation's heartland, you have an immediate cost advantage when shipping raw materials and finished goods.

- **#1 in USA** in industrial transaction growth
- **15th largest** industrial US market
- Ecommerce firms can **start operations faster** in KC than most cities
- **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
- **Largest** rail center in US by tonnage
- On the **largest** inland waterway
- Located at the intersection of **four** major U.S. highways
- **Four** intermodal parks and
- **Four** Class 1 rail lines
- **30% more** interstate miles per capita than any other city in the nation
- **90% of US** population can be reached in 1-2 day truck drive, 99% in three days drive



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FOR MORE INFORMATION CONTACT:

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