

FLINT COMMERCE CENTER



BUILDING C

25MW OF POWER CAPACITY IMMEDIATELY AVAILABLE

1,019,520 SF | 509,760 SF AVAILABLE | ±2,500 SF SPEC OFFICE SPACE | DE SOTO, KANSAS

NEWMARK
ZIMMER

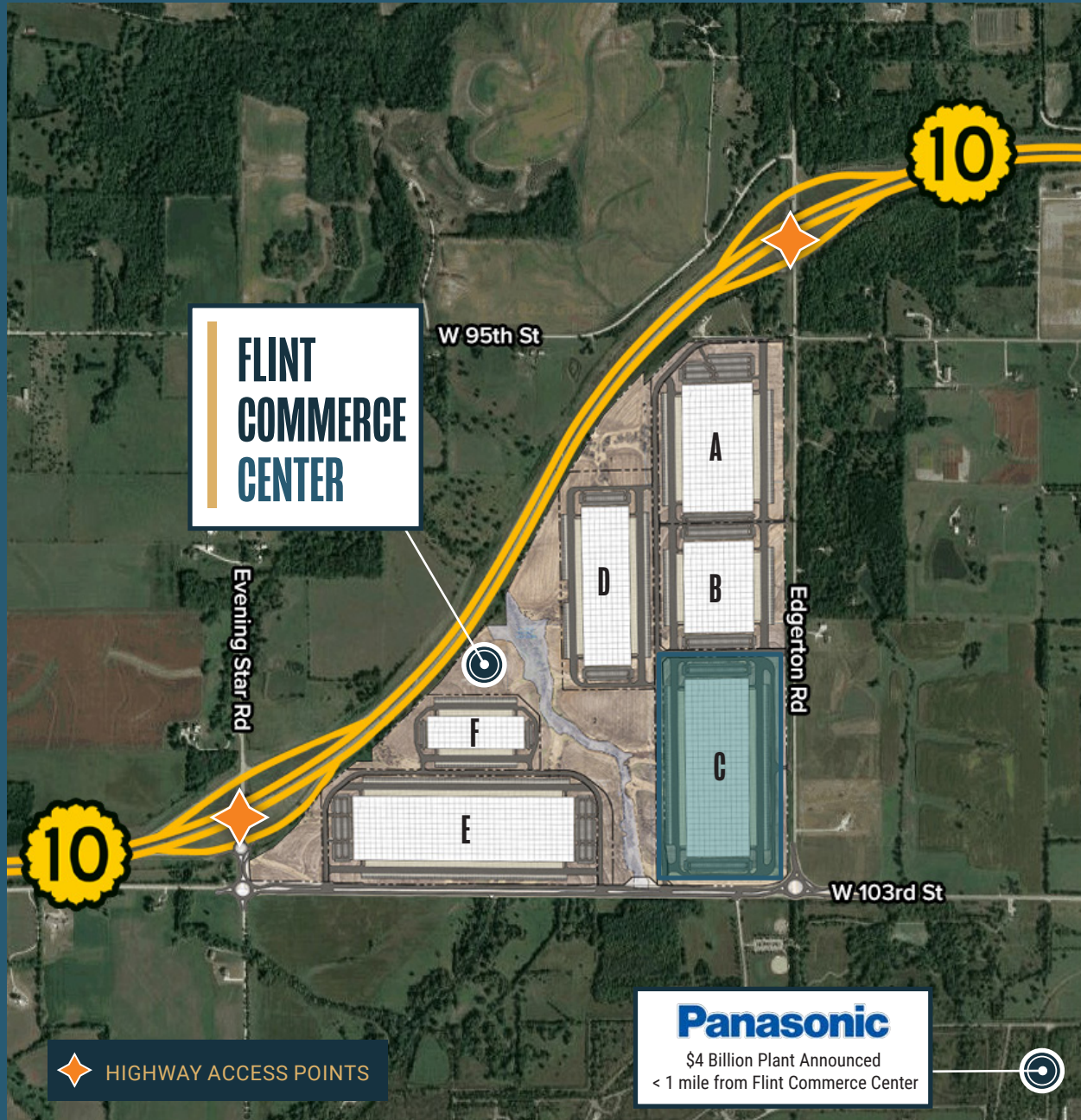
FLINT
DEVELOPMENT

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MASTER SITE PLAN



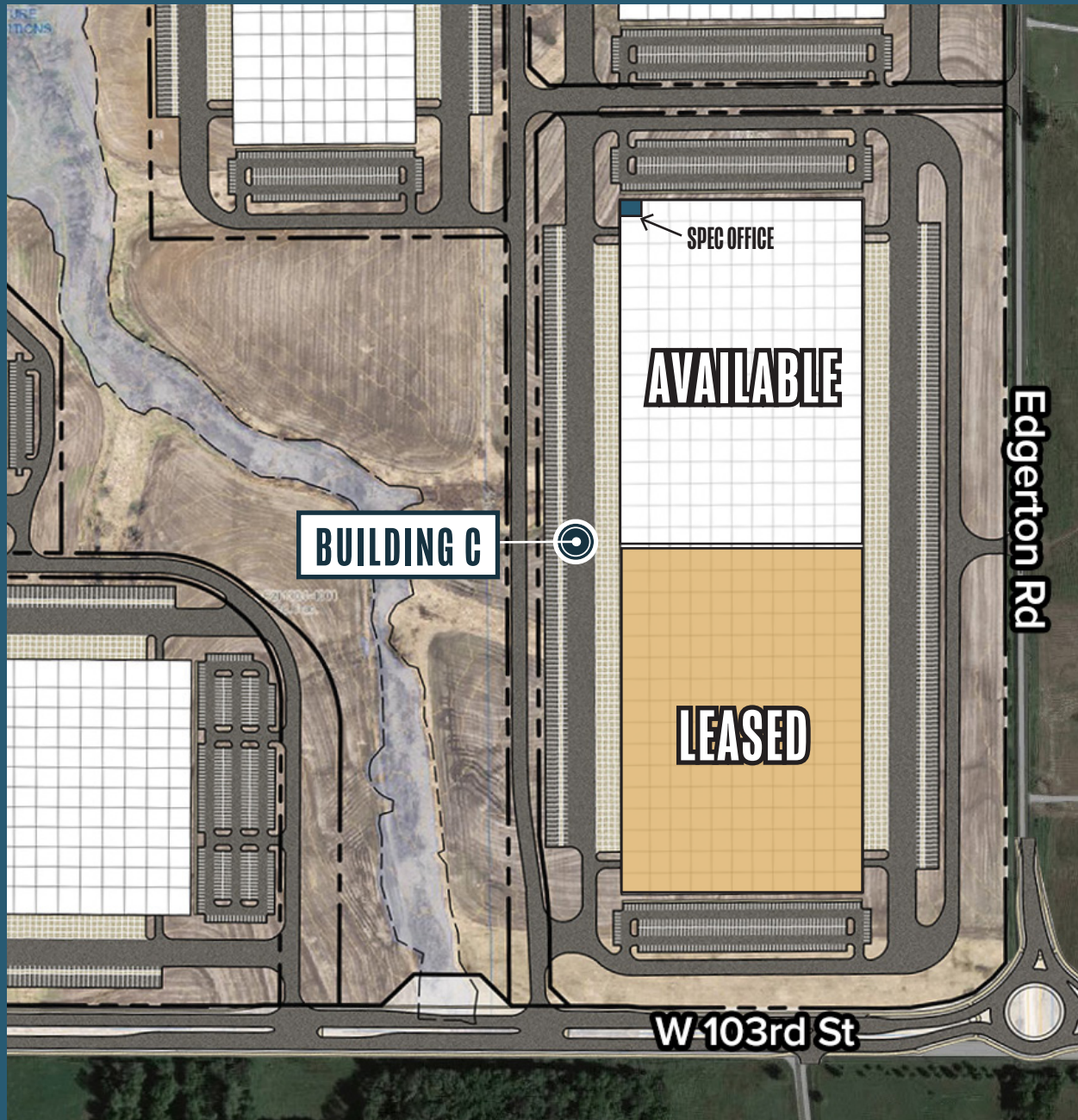
FLINT COMMERCE CENTER FEATURES

- State of the art crossdock, distribution buildings
- Business friendly community
- Zoned: Industrial
- Fixed Pilot: \$0.34/SF (\$0.29 for manufacturing uses)
- Class-A tilt wall construction

RECENT SITE IMPROVEMENTS

- Street/Transportation: new 3 lane Edgerton Road & 103rd Street with 6 access points
- Edgerton Road Improvements, completed Q2 2023
- 103rd Street Improvements, Q4 2024 completion
- High Pressure Gas Main Extension (Atmos Gas), Q2 2024 completion
- Transmission and Distribution Electrical Upgrades (Everg), Q2 2024 completion
- Evergy Substation Upgrades, Q4 2023 completion
- Public Sewer Improvements, Q2 2024 completion

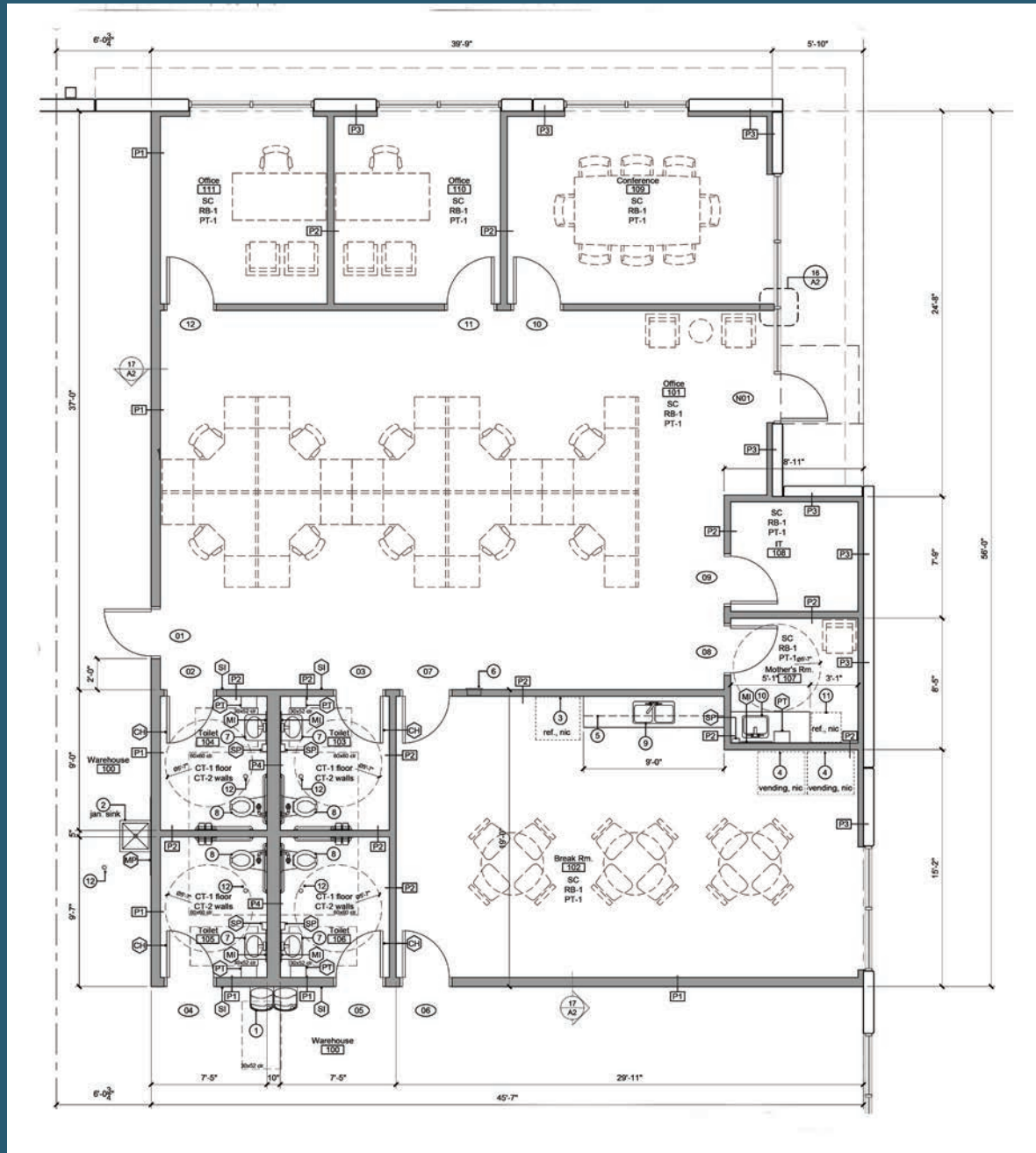
SITE PLAN – BUILDING C



BUILDING C OVERVIEW:

- Ready for occupancy
- ± 509,760 SF available
- ± 2,500 SF spec office space
- 40' minimum clear height
- 25MW of power capacity immediately available to the project site with ability for expansion up to 50 MW
- 50 dock doors
- 61 future dock door positions
- 2 drive-in doors
- 254 car parking stalls
- 251 trailer parking stalls (Total on-site / 128 East / 123 West)
- 4000A main electrical service
- Tax abatement in place
- Inquire with broker for lease rate

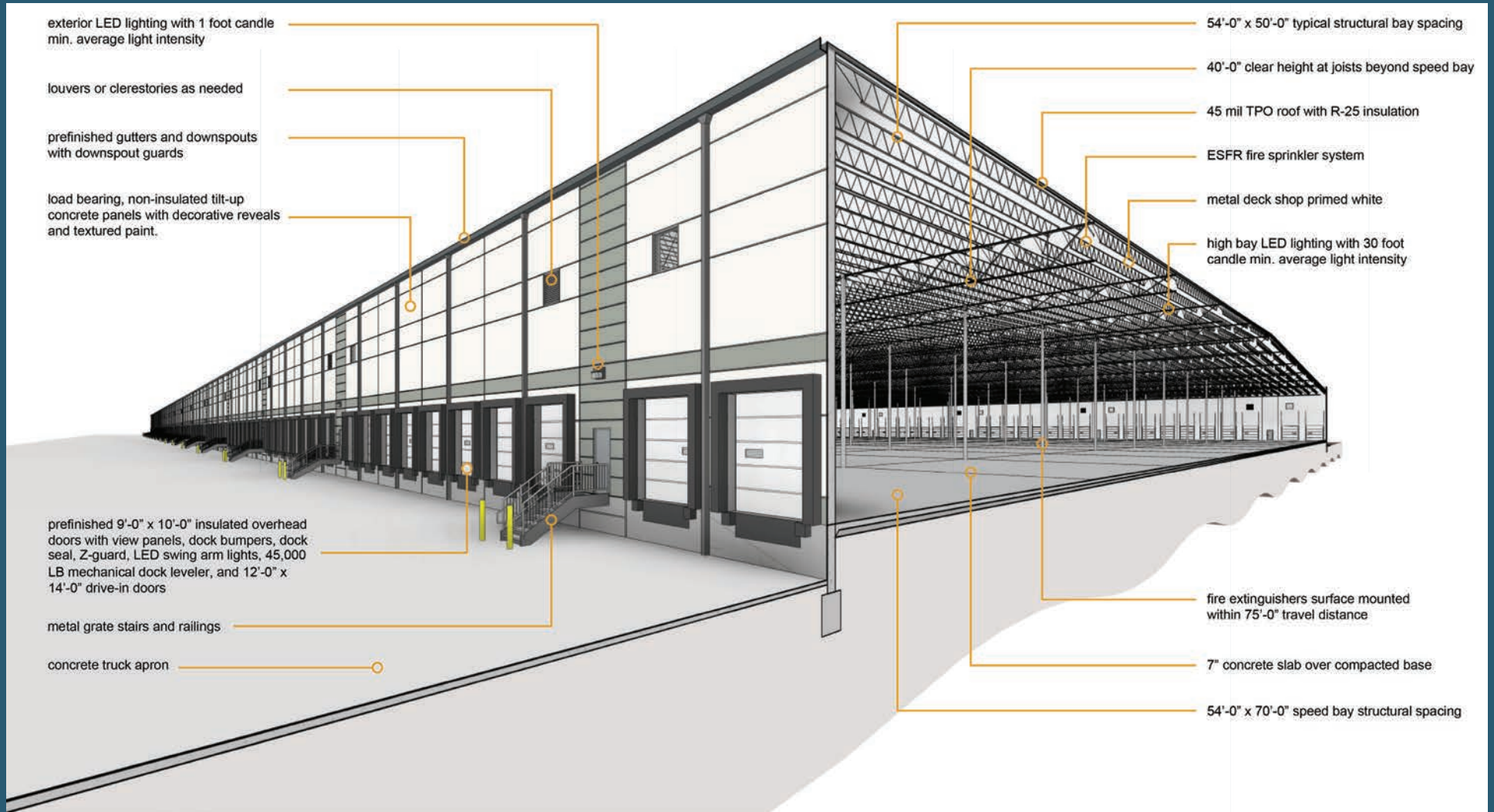
VACANCY SPEC OFFICE AREA – UNDER CONSTRUCTION



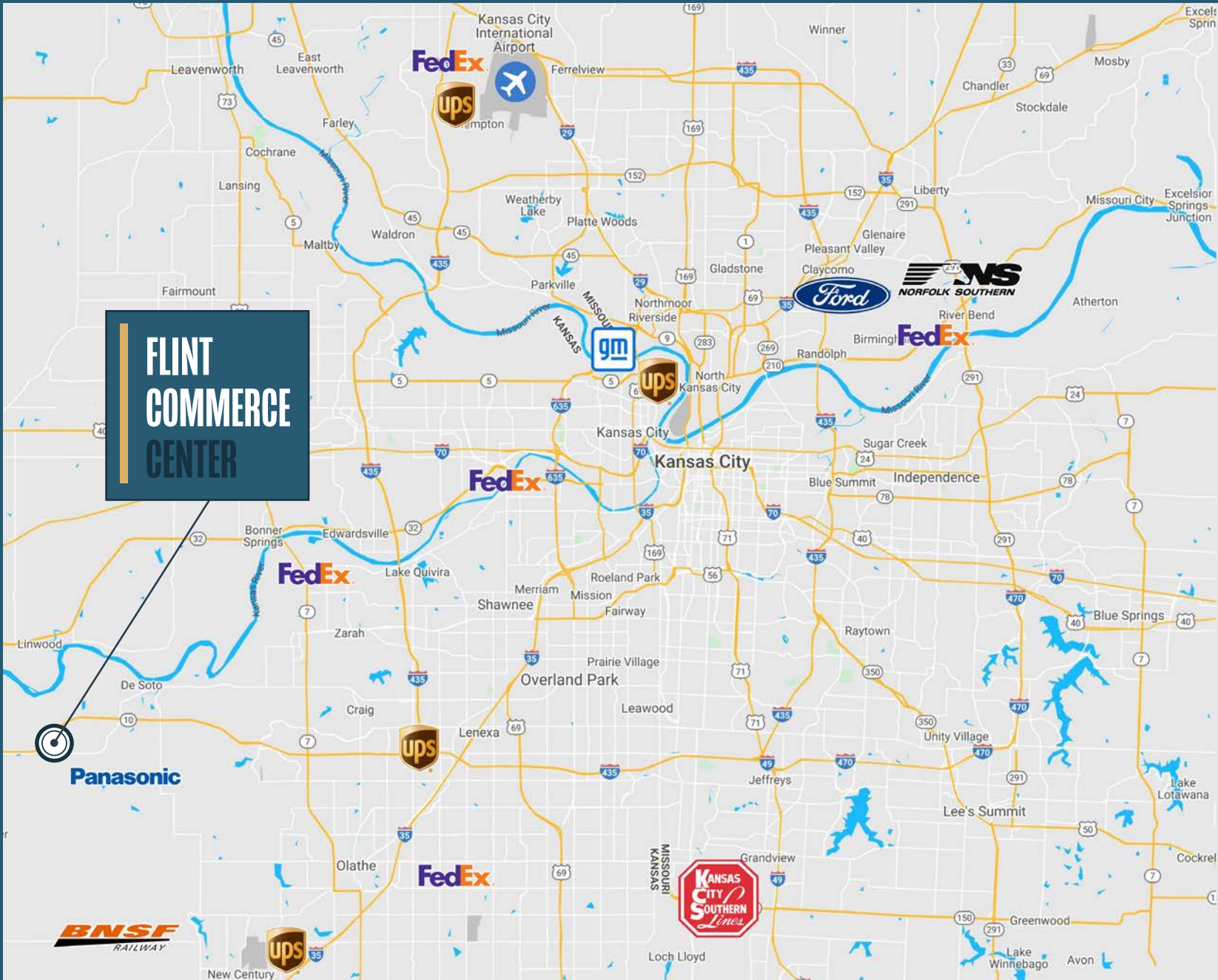
BUILDING PHOTOS AND RENDERING



BUILDING DETAILS



STRATEGIC SITE LOCATION



TRANSPORTATION INFRASTRUCTURE



Largest rail center in US by tonnage

4 intermodal centers

4 class 1 rail lines

Located at the intersection of four major U.S. highways

85% of US Population can be reached in 1-2 day truck drive

30% more interstate miles per capita than any other city in the nation
