

- BTS (BUILD-TO-SUIT) – UP TO 1,000,000 SF
- ±216,831 SF (BUILDING A) - Q1 2027 DELIVERY
- FULLY ENTITLED



HEDGE
INDUSTRIAL PARK
— NORTH —

STATE-OF-THE-ART INDUSTRIAL DEVELOPMENT



SEC 167TH ST & HEDGE LN • OLATHE, KANSAS



BRENT PETERSON, SIOR
+1 913 890 2016
brent@nai-heartland.com

SETH SINOVIC
+1 913 890 2012
seth@nai-heartland.com

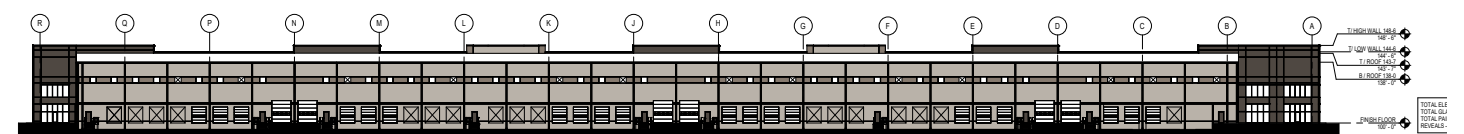
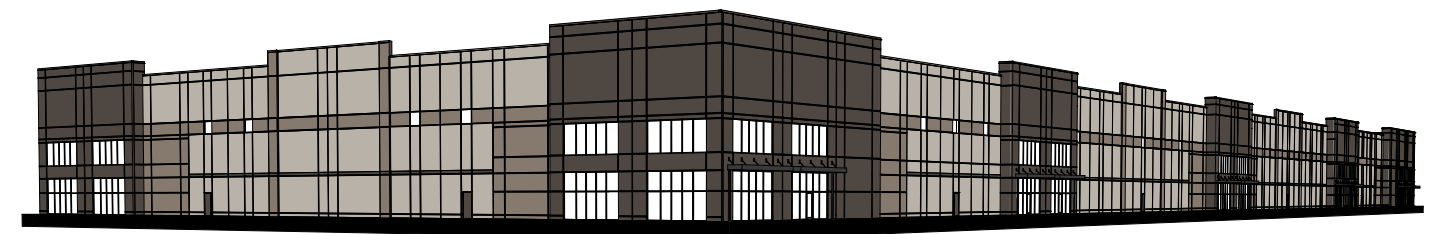
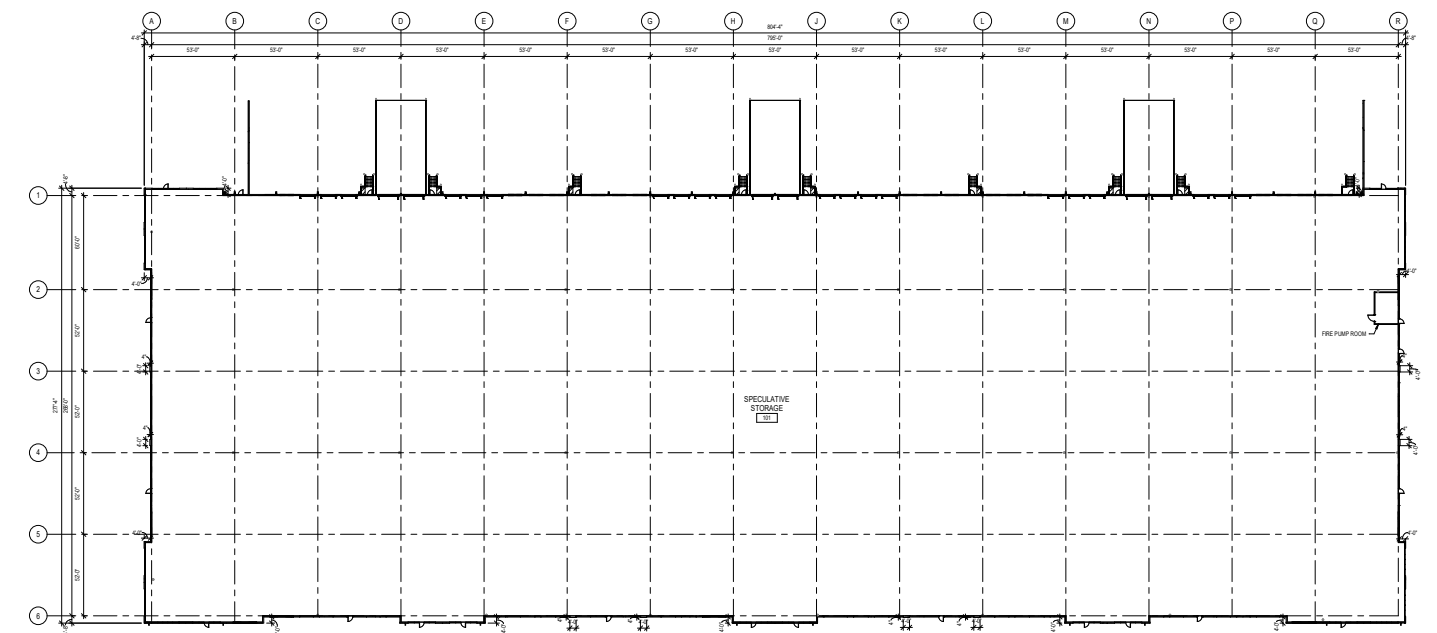
EVAN CALKINS
+1 913 890 2017
evan@nai-heartland.com

DAN SCHULTE
Managing Director
Aspen Funds

BUILDING A SPECIFICATIONS

HEDGE INDUSTRIAL PARK – NORTH

BUILDING A BUILDING SIZE:	216,831 SF
AVAILABILITY:	Available Q1 2027
CLEAR HEIGHT:	36'+
LOADING:	Twenty (20) - 9'x10' Dock Doors Six (6) - 12'x14' Drive-in Doors (Additional 18 Docks can be added)
COLUMN SPACING:	52'x53' with 60' Speed Bay
CONSTRUCTION:	Concrete Tilt
ROOF:	60mil TPO
LIGHTING:	LED
HIGHWAY ACCESS:	I-35, Hwy 169
SPRINKLER:	ESFR
TRAILER COURT DEPTH:	135'+ Deep



PARK DETAILS

HEDGE INDUSTRIAL PARK – NORTH

Hedge Industrial Park – North is located in Olathe, Kansas between I-35, Highway 169, and 175th Street. This new development project offers unparalleled highway access and seamless connectivity to the Kansas City Metro. The first speculative building (Building A) will deliver Q1 of 2027.



HEDGE
INDUSTRIAL PARK
— NORTH —

DRIVE TIMES

2.4 MILES
INTERSTATE 35

2.7 MILES
HIGHWAY 169

5 MILES
NEW CENTURY AIRPORT

11 MILES
BNSF INTERMODAL





Panasonic

Honeywell

ALDI
DISTRIBUTION
CENTER

JCPenney
DISTRIBUTION CENTER

OAK PARK
MALL

CORPORATE
WOODS

ASPIRIA
CAMPUS



119TH ST

135TH ST

69

amazon

GARMIN

151ST ST

I-35 LOGISTICS
PARK

ACCESS TO
35

Tyson Foods

NEW CENTURY
AIR CENTER

35

167TH ST

ACCESS TO
35

HEDGE
INDUSTRIAL PARK
NORTH

ACCESS TO
169

169

56

BNSF INTERMODAL
LOGISTICS PARK

35

HEDGE LN

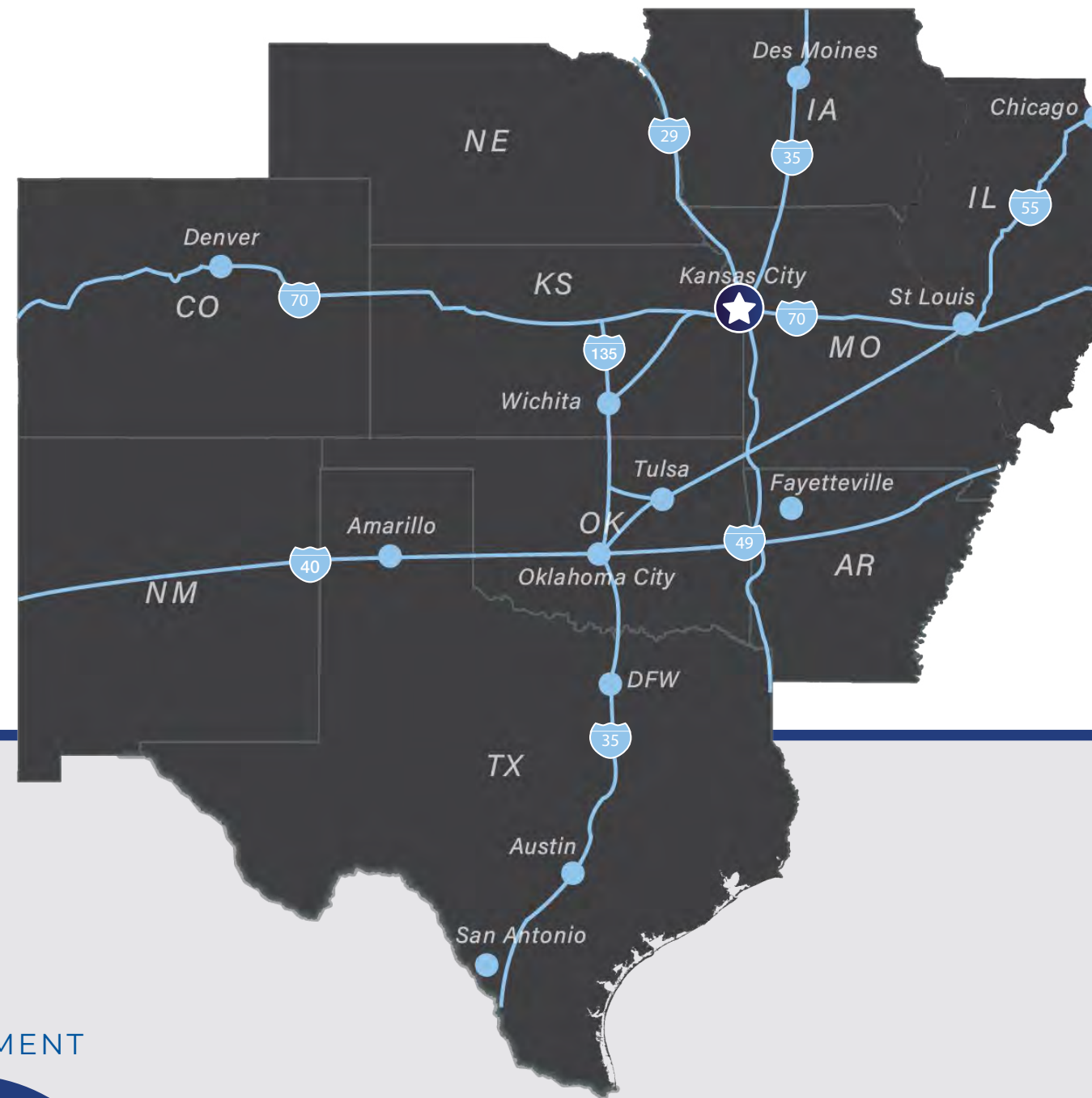
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DRIVE TIME MAP

HEDGE INDUSTRIAL PARK – NORTH

WICHITA	2 Hrs 29 Mins
TULSA	3 Hrs 32 Mins
ST. LOUIS	4 Hrs 6 Mins
OKLAHOMA CITY	4 Hrs 38 Mins
DALLAS / FORT WORTH	7 Hrs 31 Mins
CHICAGO	8 Hrs 16 Mins
DENVER	8 Hrs 32 Mins



DEMOGRAPHICS

KANSAS CITY MSA



2,238,618
TOTAL POPULATION



1,203,118
TOTAL LABOR FORCE

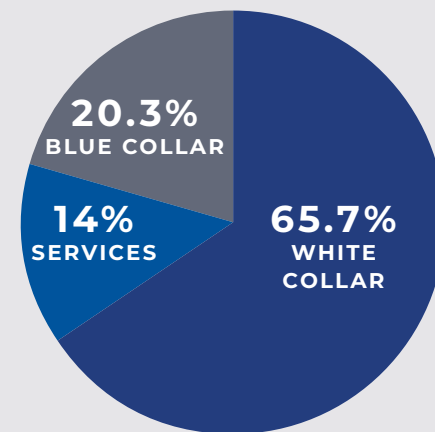


\$76,890
MEDIAN HOUSEHOLD INCOME



38.7
MEDIAN AGE

EMPLOYMENT



3.8%
UNEMPLOYMENT RATE



EDUCATION

9.8%
NO HIGH SCHOOL DIPLOMA

22.4%
HIGH SCHOOL GRADUATE

19.3%
SOME COLLEGE

48.7%
BACHELORS DEGREE OR HIGHER



INDUSTRY CONCENTRATION

49%
SERVICES

10.5%
RETAIL TRADE

9%
MANUFACTURING

8.7%
FINANCE, INSURANCE, REAL ESTATE

SITE PLAN

HEDGE INDUSTRIAL PARK – NORTH





WHY KANSAS CITY?

The Kansas City market is a strategic hub for industrial operations. A prime location for your next industrial facility, Kansas City offers a central location, robust transportation network, strong utility infrastructure, available real estate, skilled workforce, and low operating costs.

 **TOP 15** INDUSTRIAL MARKET

 **TOP 10** US CITY FOR FOREIGN BUSINESS

 **190,000+** MANUFACTURING & LOGISTICS EMPLOYEES IN THE REGION

 **12TH HIGHEST** NET ABSORPTION AMONG TOP US INDUSTRIAL MARKETS

 **REACH 90%** OF THE CONTINENTAL UNITED STATES IN 2 DAYS OR LESS

 **4 CLASS 1 RAIL LINES & 4 INTERMODAL PARKS**

 BUSINESS FRIENDLY **FOREIGN TRADE ZONE**

 **LARGEST** NAVIGABLE INLAND WATERWAY IN THE US

 **NEW STATE-OF-THE-ART AIRPORT TERMINAL** THAT HANDLES MORE AIR CARGO THAN ANY AIR CENTER IN A SIX-STATE REGION

 **4 MAJOR INTERSTATE HIGHWAYS** WITH **30% MORE INTERSTATE MILES PER CAPITA** THAN ANY MAJOR US METRO

BIG THINGS ARE HAPPENING IN KANSAS CITY



NEW KCI TERMINAL

In February 2023, Kansas City unveiled its state-of-the-art single terminal airport, featuring 40 gates, 6,200 garage parking spaces, and more than 50 shops and restaurants—over 80% of which are locally owned. With 157 daily departures, the new terminal has quickly become a major hub for travelers. Since its opening, it has seen record-breaking passenger traffic and has earned widespread recognition, including multiple national and international awards. In July 2024, it was ranked among the Top 10 airports in the U.S. by Travel + Leisure.



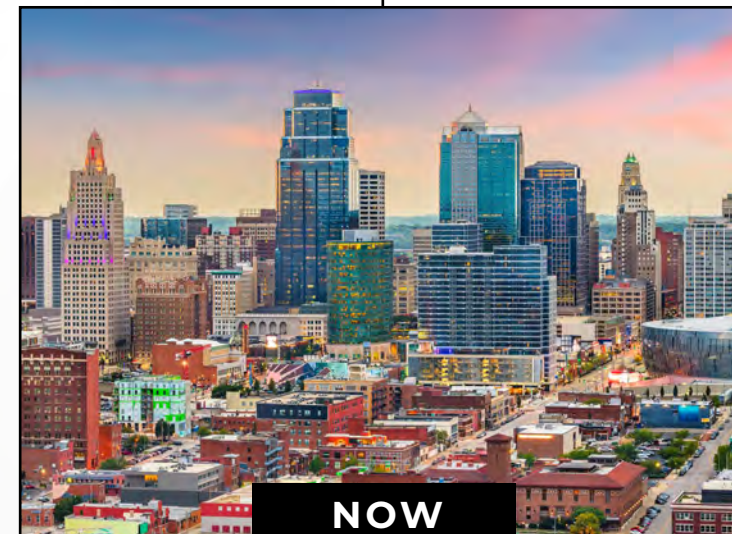
KC CHIEFS STADIUM

The Kansas City Chiefs are set to move to a new, state-of-the-art \$3 billion domed stadium in Wyandotte County, Kansas, with an opening scheduled for the 2031 NFL season. The stadium will feature a retractable roof and a projected capacity of 65,000-68,000. The development will also include retail shops, dining options, hotels, and residential, aiming to be a year-round destination. The project is expected to generate over 20,000 jobs and an economic impact exceeding \$4 billion. To learn more about this project visit the Chiefs website at www.chiefs.com/new-stadium.



FIFA WORLD CUP

The Kansas City region is proudly known as the Heart of America—and it's also a premier destination for sports fans of all kinds. In 2026, the metro area will host six FIFA World Cup matches, including four group-stage fixtures and two knockout round games. Beyond hosting, Kansas City's impact stretches even further: KC-based firms are contributing to the design of 13 out of the 16 World Cup venues across North America, showcasing the region's world-class talent on a global stage.



REGIONAL WINS

Between 2020 and 2024, the Kansas City metro added 58,291 new residents—outpacing population growth in major cities like Boston, Chicago, Cincinnati, Minneapolis, and Philadelphia, according to the U.S. Census Bureau. Kansas City also ranks as a top Midwestern market for net migration, attracting new residents from states including Texas, California, Colorado, Illinois, Florida, and many more. Looking ahead, the region is projected to grow another 9.5% by 2040. Kansas City is also a national logistics powerhouse—home to the largest rail center in the U.S. by tonnage—and boasts a manufacturing workforce that's 16.4% more productive than the national average.



HEDGE

INDUSTRIAL PARK

NORTH

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DAN SCHULTE

Managing Director

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