

MIXED USE DEVELOPMENT SITES | RD MIZE AND LITTLE BLUE PARKWAY, INDEPENDENCE, MO

EASTGATE COMMERCE CENTER

SOUTH

SITE

28± ACRE BUSINESS PARK FOR OFFICE/FLEX & LIGHT INDUSTRIAL USE

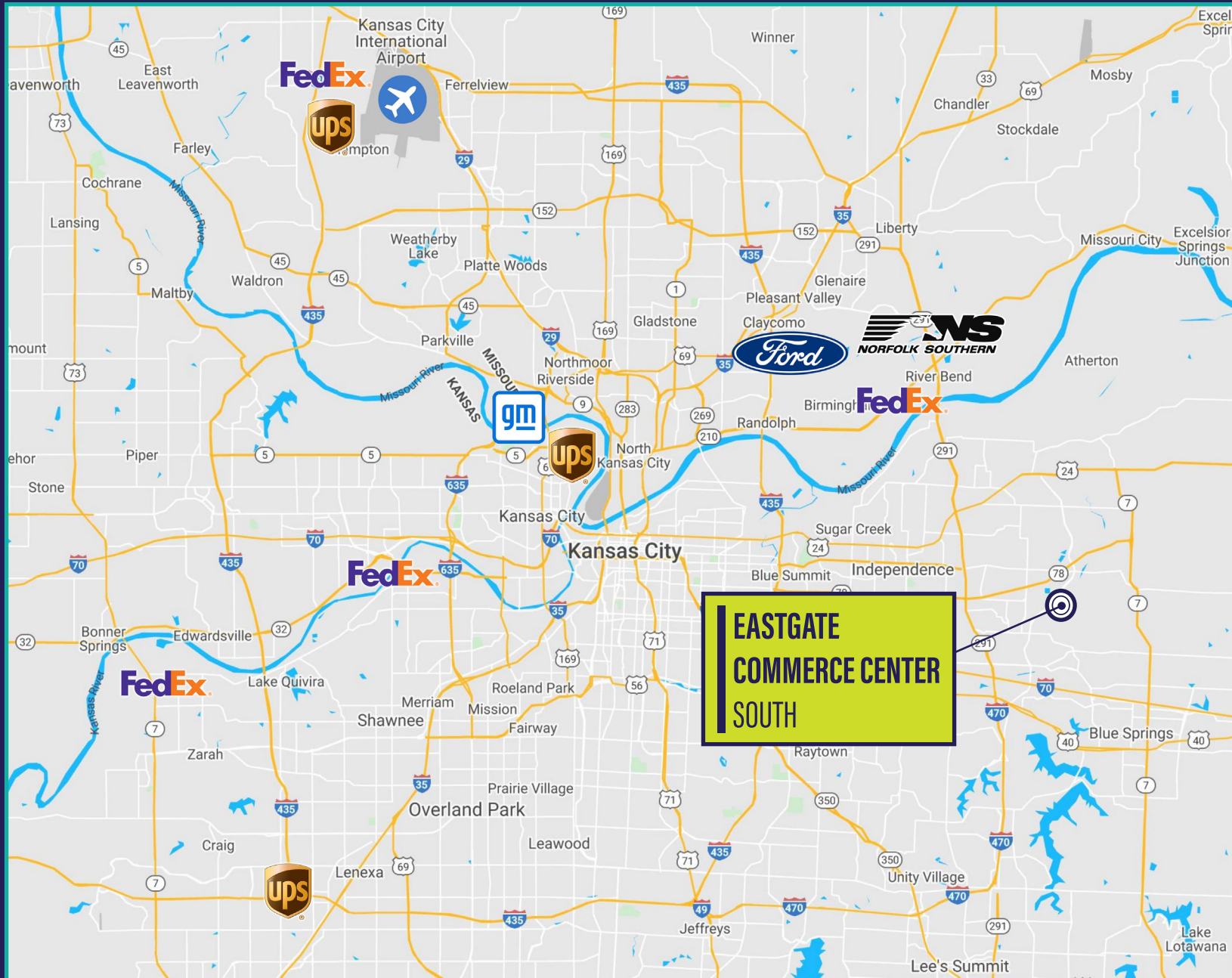
NEWMARK
ZIMMER

Offered By:

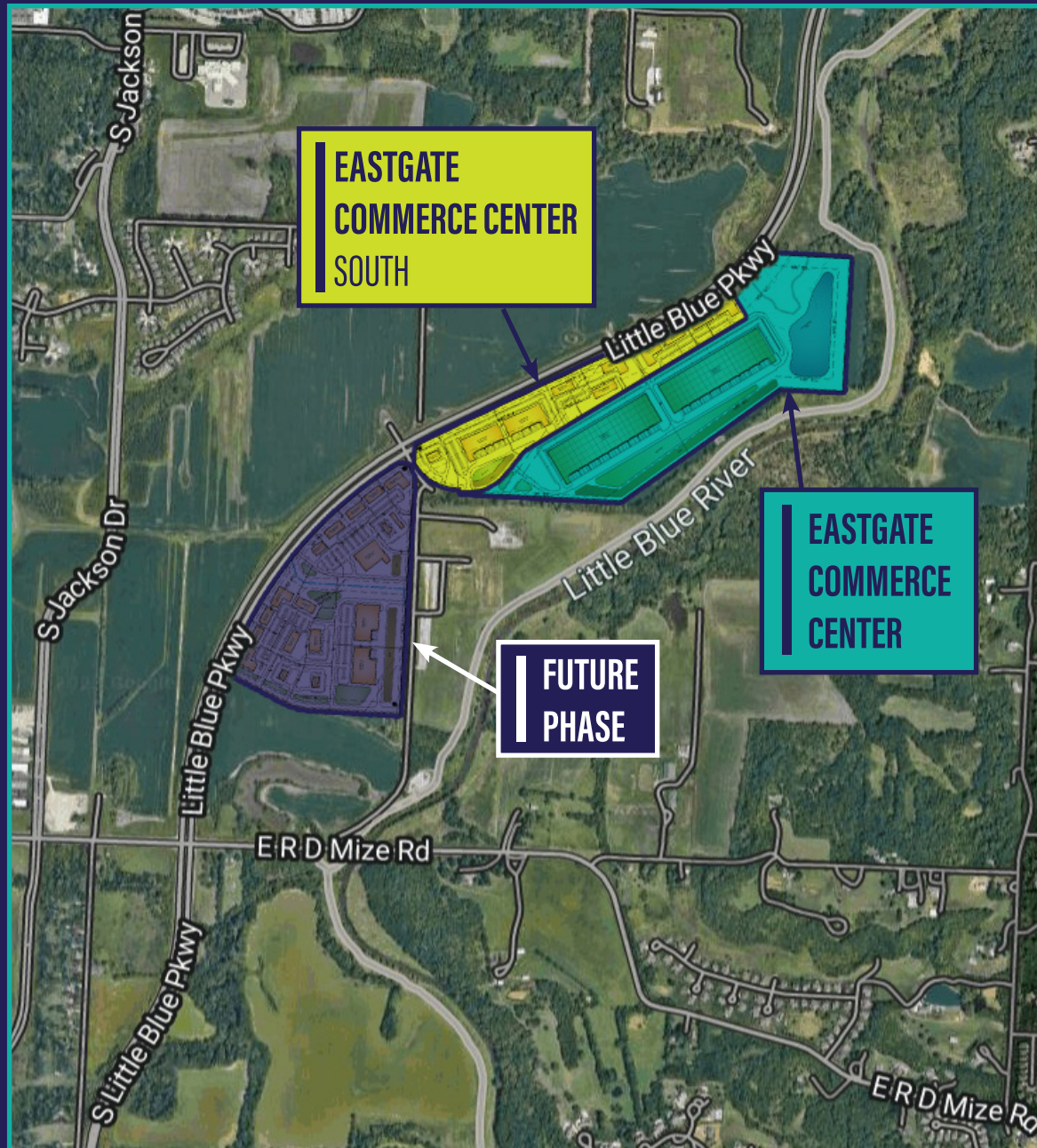
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STRATEGIC LOCATION



SITE

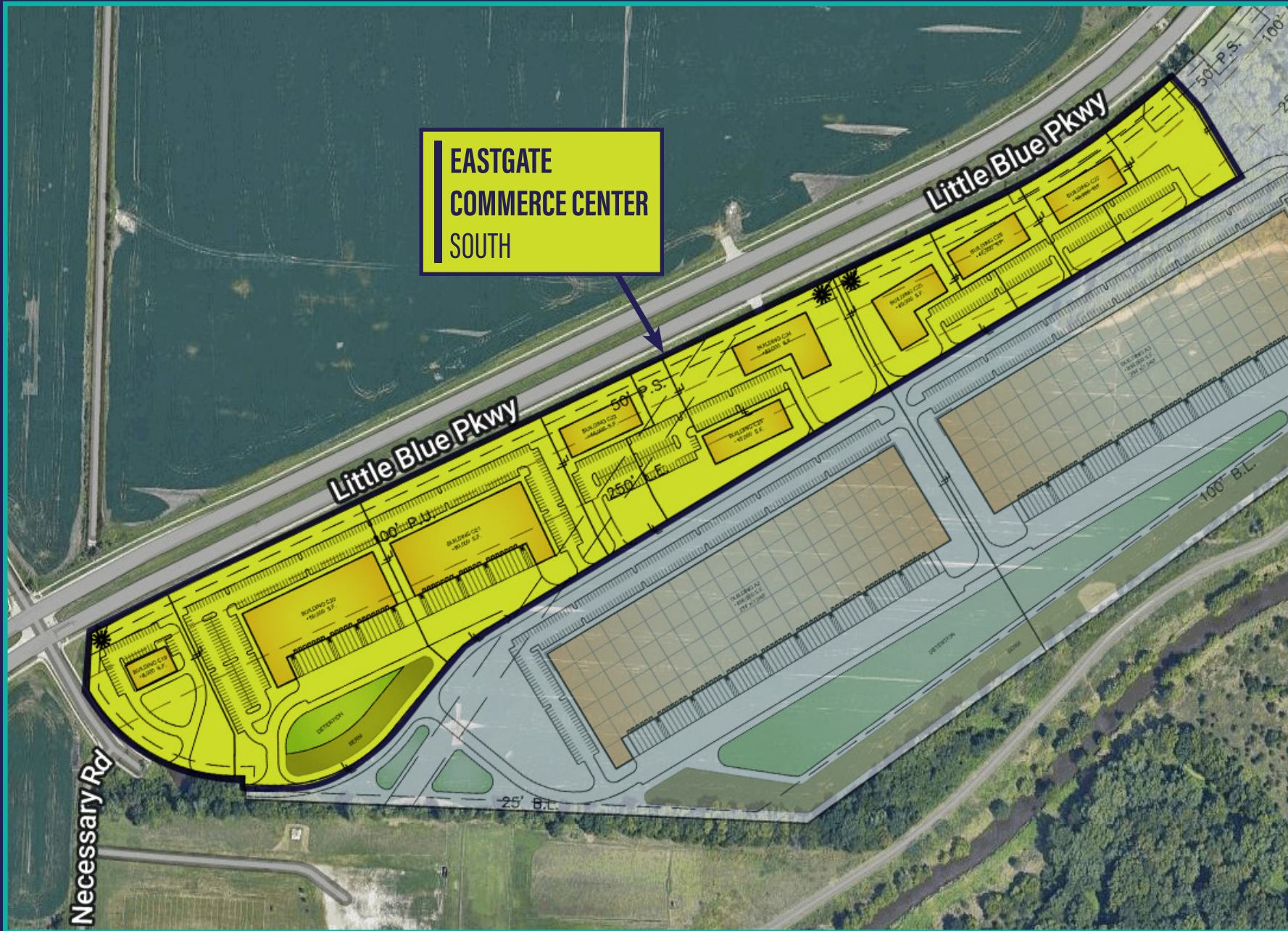


SITE FEATURES

- » 28 ± acre master-planned business park
- » Shovel ready pad sites for Class A Office/Flex, Warehouse and Light Industrial use
- » For sale or Build-To-Suit, will divide
- » Sites from 1.35 to 7.19 +/- acres available at \$5.00 to \$11.00 PSF
- » Can accommodate buildings from 5,000 to 59,000 SF
- » Bulk pricing for entire site available upon request
- » Exceptional proximity to I-70, 291 Highway, M-7, M-78 and US 24

CONCEPTUAL PLAN

(Sizes are flexible and can be modified to accommodate specific requirements.)



TRANSPORTATION INFRASTRUCTURE

Largest rail center in US
by tonnage

4 intermodal centers

5 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



KANSAS CITY: INDUSTRIAL STRENGTH

- 45 million square feet of industrial space developed since 2012
- 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
- New world class airport now open
- 2.5 million metro population
- 310 million sf industrial market
- 17th largest industrial market in the US
- Top 10 industrial market for net absorption in the US in 2021

