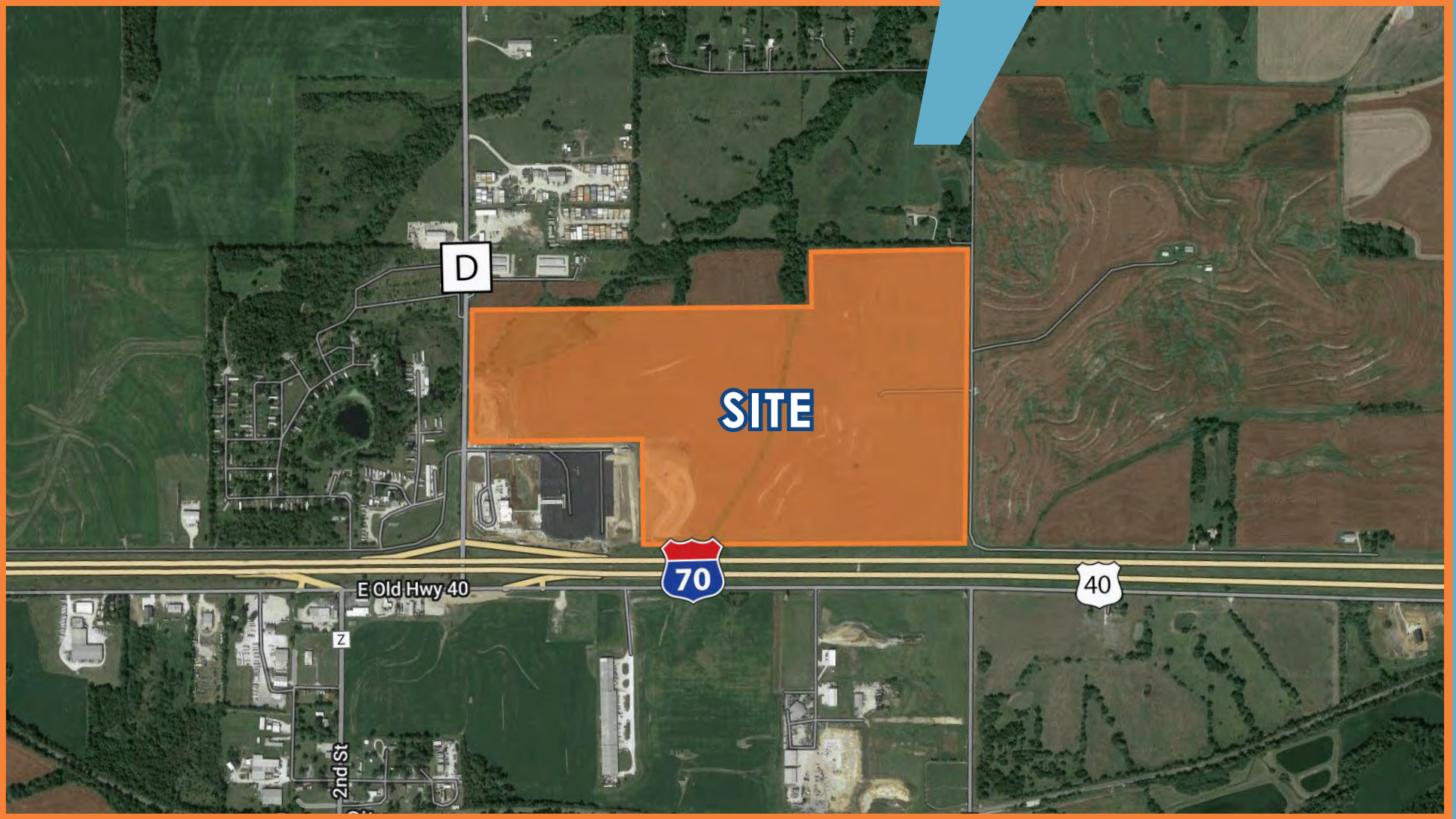


I-70 METRO EAST DEVELOPMENT SITE

162 ACRES | PLANNED INDUSTRIAL ZONING



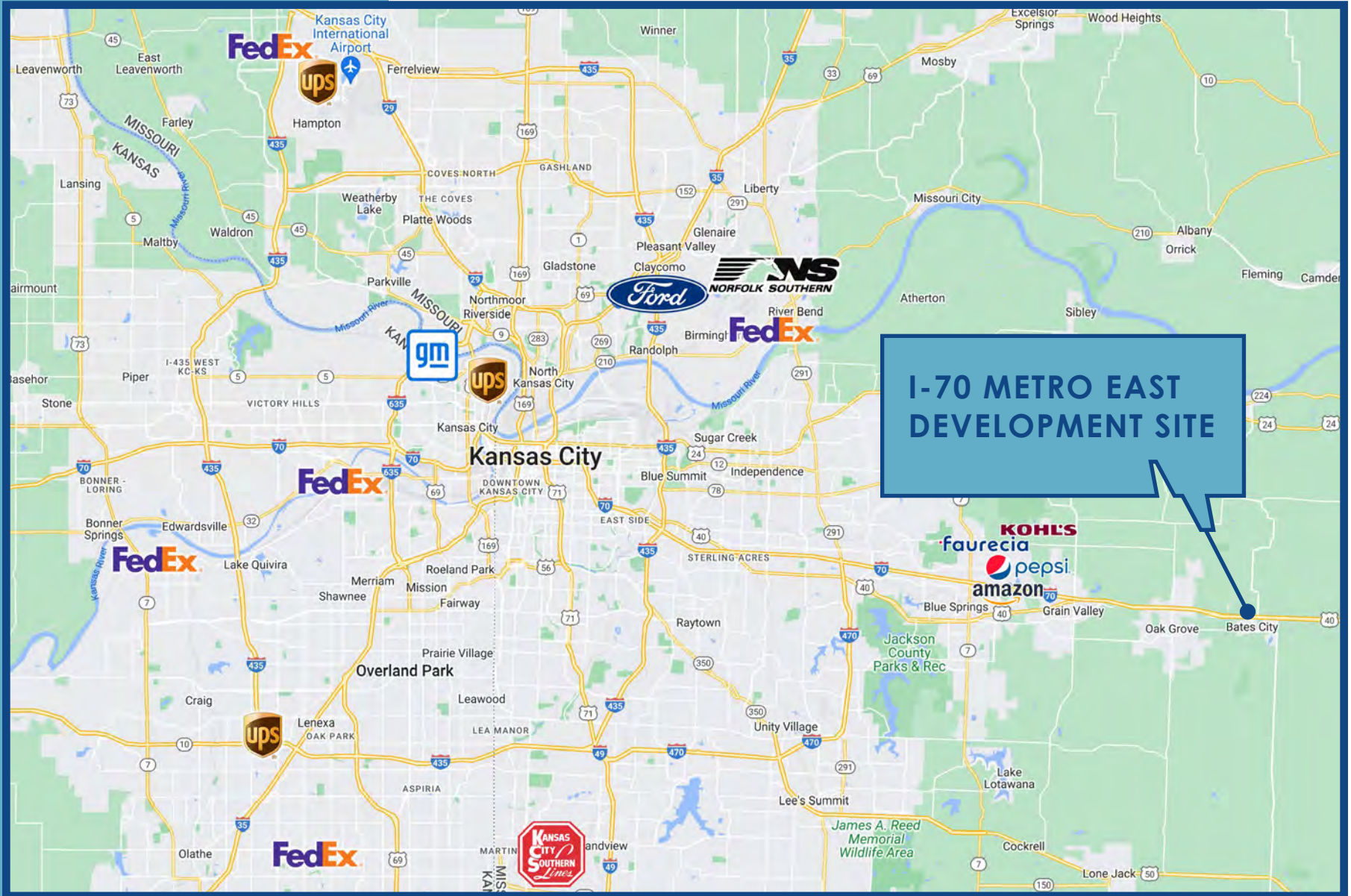
NEWMARK
ZIMMER

Mark Long, CRE, SIOR, CCIM, LEED AP
President & CEO
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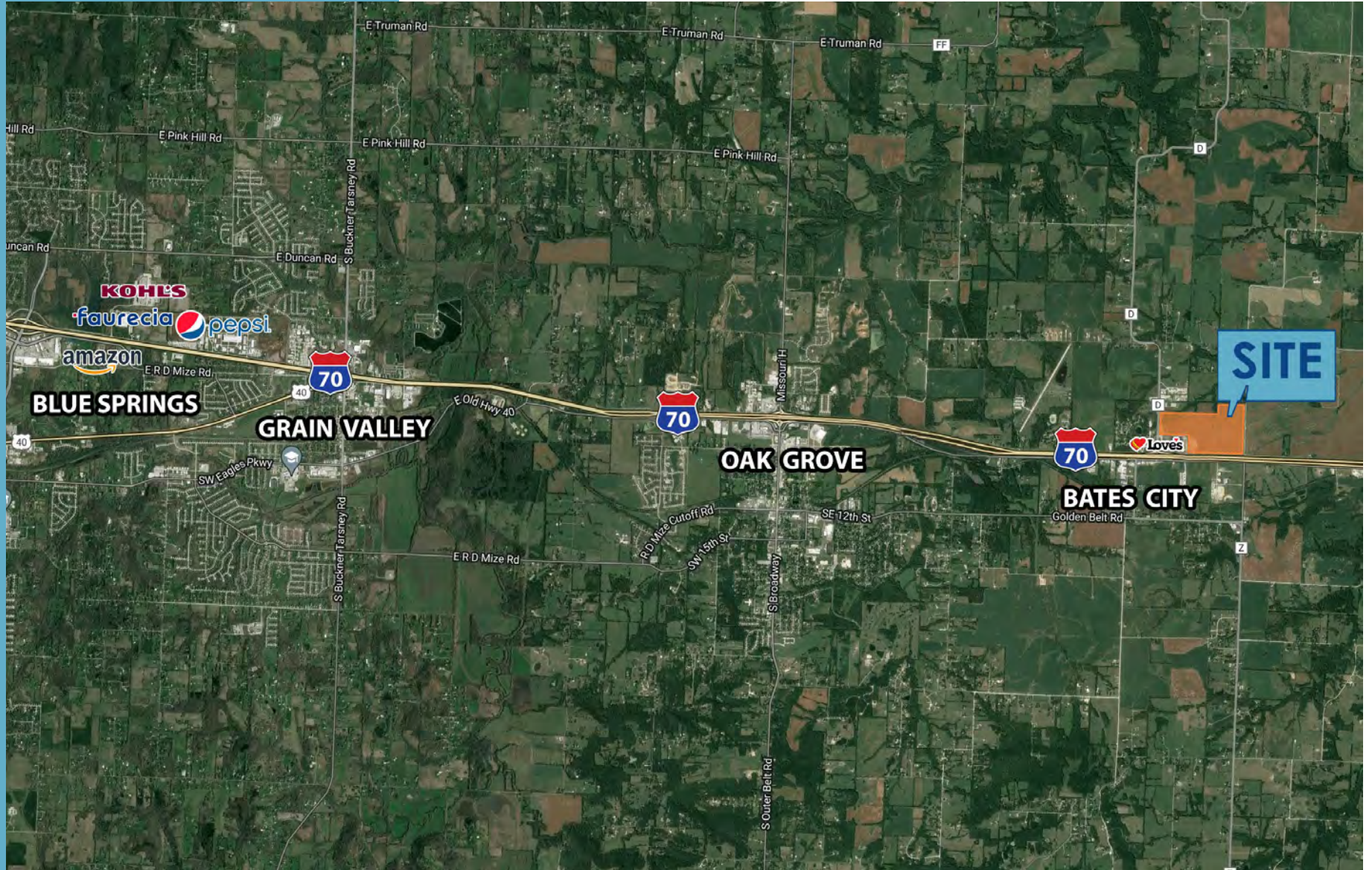
Hugh Riley
Associate Director
† 816-474-0197
hriley@nzimmer.com

STRATEGIC I-70 LOCATION



SITE

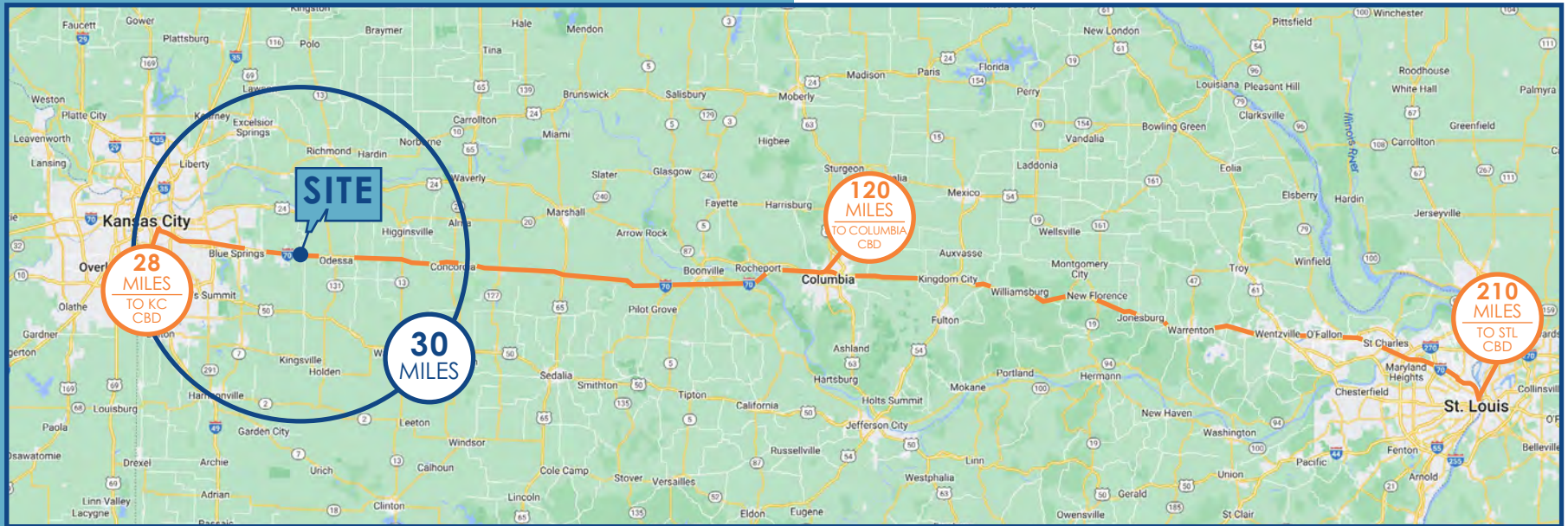
Pricing from \$2.00 per Land Square Foot
Property Located in Opportunity Zone



CONCEPTUAL SITE PLAN



LOCAL WORKFORCE & TRAVEL TIMES



WITHIN 30 MILES



88,099
WAREHOUSE
EMPLOYEES



1,106,026
TOTAL
POPULATION



584,564
TOTAL
LABOR FORCE

TRAVEL TIMES

28 MILES
APPROX 28 MIN TO
KANSAS CITY CBD

120 MILES
APPROX 1 HR 2 MIN
TO COLUMBIA CBD

210 MILES
APPROX 3 HR 15 MIN
TO ST. LOUIS CBD

SITE ACCESS MAP | Immediately adjacent to I-70 via Highway D exit



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
- #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 coming in 2023
- 2.5 million metro population
- 300 million sf industrial market
- 16th largest industrial market in the US
- Top 10 industrial market for net absorption in the US

