

Inland Port IX

AT LOGISTICS PARK KANSAS CITY

**± 1,006,016 SF of Modern Warehouse
Distribution Space Available**

30700 W 183rd St., Edgerton, KS



CONTACT

913.469.4600

jll.com/kansas-city

Jones Lang LaSalle Brokerage, Inc.

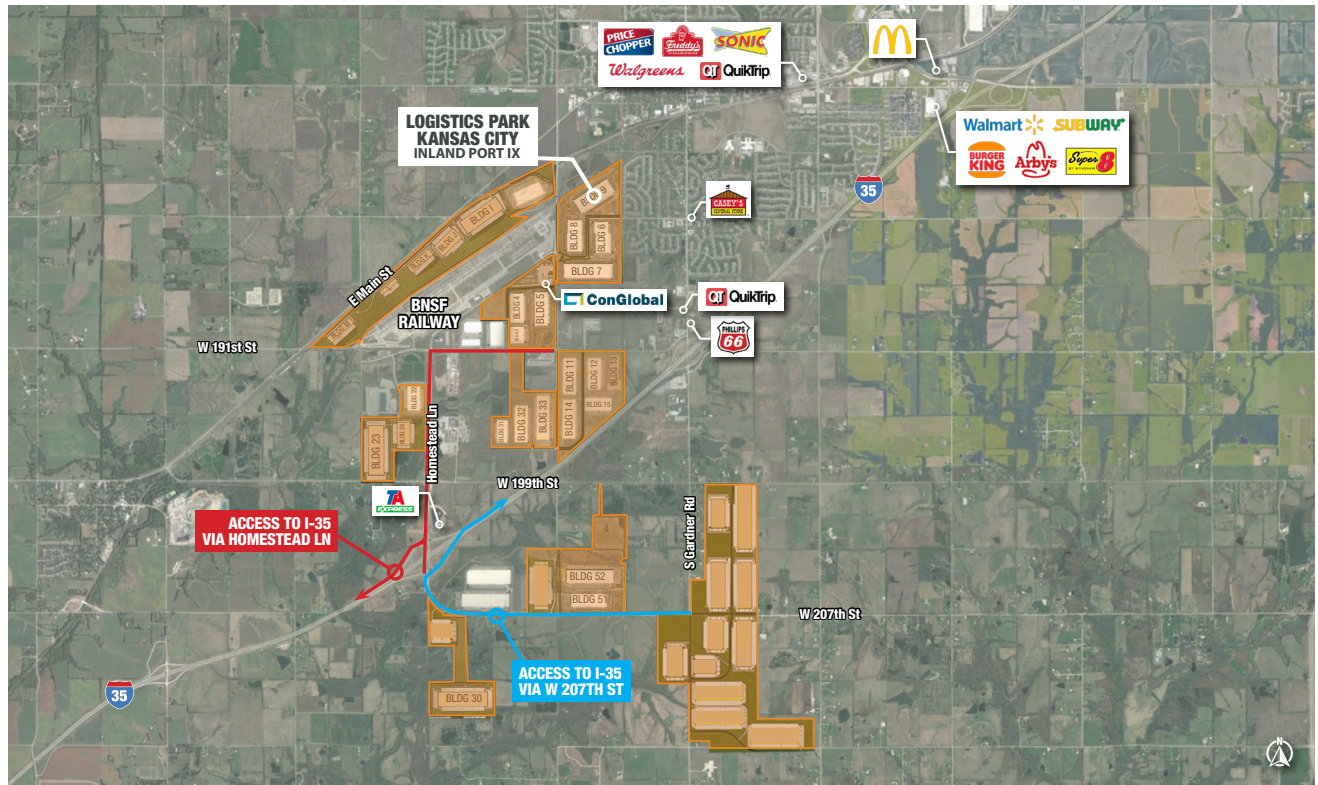
For leasing opportunities at Inland Port IX or LPKC,
contact the exclusive commercial real estate agents
Phil Algrim and Kevin Wilkerson at JLL.

kevin.wilkerson@jll.com | phil.algrim@jll.com






Overview

INLAND PORT IX



Centrally & Strategically Located

Efficient Movement of Global Goods

-  BNSF Track
-  BNSF Transcontinental Rail Line
-  LPKC Logistics Park Kansas City



5 mins



30 mins



35 mins



40 mins

Overview

INLAND PORT IX

NorthPoint Development is constructing a ±1,006,016 square foot, state-of-the-art distribution center at Logistics Park Kansas City (LPKC). Located in Edgerton, Kansas, a suburb southwest of Kansas City, LPKC is a 3,000+ acre master-planned development that will be served by BNSF Railway's newest intermodal facility.

Inland Port IX, located near the northeast corner of 183rd Street and Waverly Road, can accommodate manufacturing, warehouse and distribution tenants of varying size. Inland Port IX is located near the entrance of BNSF's intermodal facility, which offers access to international and domestic container service along with heavy haul corridor access.



STRATEGICALLY LOCATED

Immediate access to I-35 and minutes from CTPAT Compliant Heavy Haul Corridor for the I-435 loop.



HEAVY HAUL CORRIDOR

faster offloading and quicker distribution.



ECONOMIC INCENTIVES

Aggressive Real Estate Tax Abatement in business-friendly Edgerton, Kansas.



REDUCE TRANSPORTATION COSTS

Improve supply chain performance and efficiencies through reduced drayage costs.



SIZABLE LABOR POOL

Capable of supporting distribution and warehousing operations.



BNSF INTERMODAL

Immediate access to BNSF Railway's Transcontinental main line.

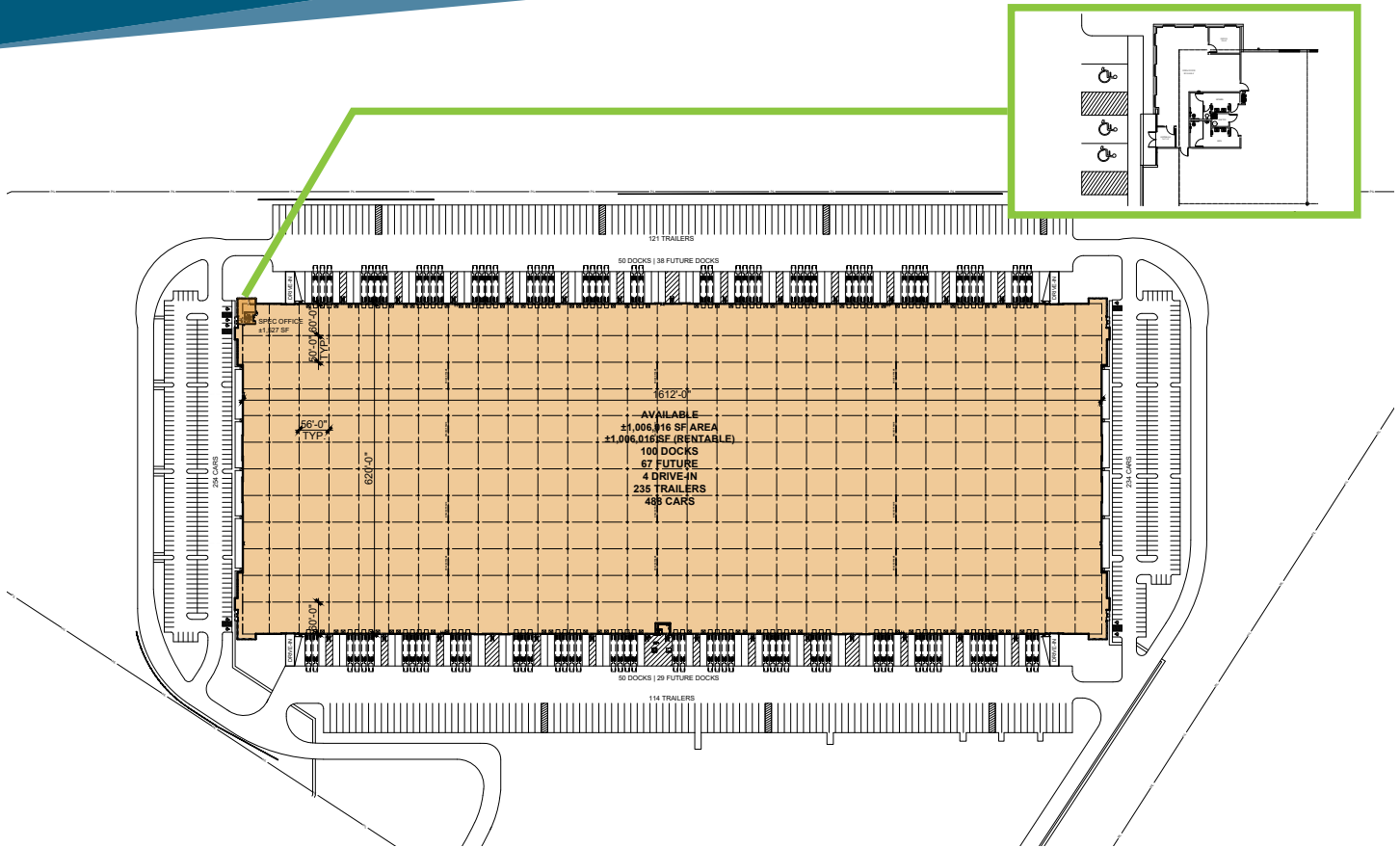


CONGLOBAL

On site yard management solutions, including ground movement, container and chassis storage and maintenance. US customs bonded facility.

Specifications

INLAND PORT IX



Building Size	± 1,006,016 SF	Electric Service	4,000 Amps 480 Volt 3 Phase 4 Wire
Availability / Divisibility	± 1,006,016 SF / down to ±300,000 SF	Lighting	LED
Office Space	± 1,527 SF	Heat	High E Gas Fired MAU's
Construction	Concrete Tilt-up	Parking	± 489 Stalls (Expandable)
Clear Height	40'	Zoning	Logistics Park
Floor	7" Concrete Slab Unreinforced	Delivery	Q4 2023
Bay Spacing	56' x 50'	Water	JC WD 7
Speed Bay	56' x 60'	Sewer	Edgerton - New Treatment Facility
Fire Protection	ESFR	Electricity	Evergny
Loading	100 Dock doors (Expandable to 167); 4 Drive-in doors	Gas	Kansas Gas Energy
Truck Court	190' with trailer storage	Fire Protection	JC-1
Trailer Storage	± 235 Stalls (Expandable)	Intermodal Access	± 2.5 Miles to BNSF Gate
		I-35	± 4 Miles