

LIBERTY HEARTLAND LOGISTICS CENTER

FOUR BUILDING INDUSTRIAL PARK COMPRISED OF 2.3 MILLION SF +



Marketed By:



OPUS
THE OPUS GROUP

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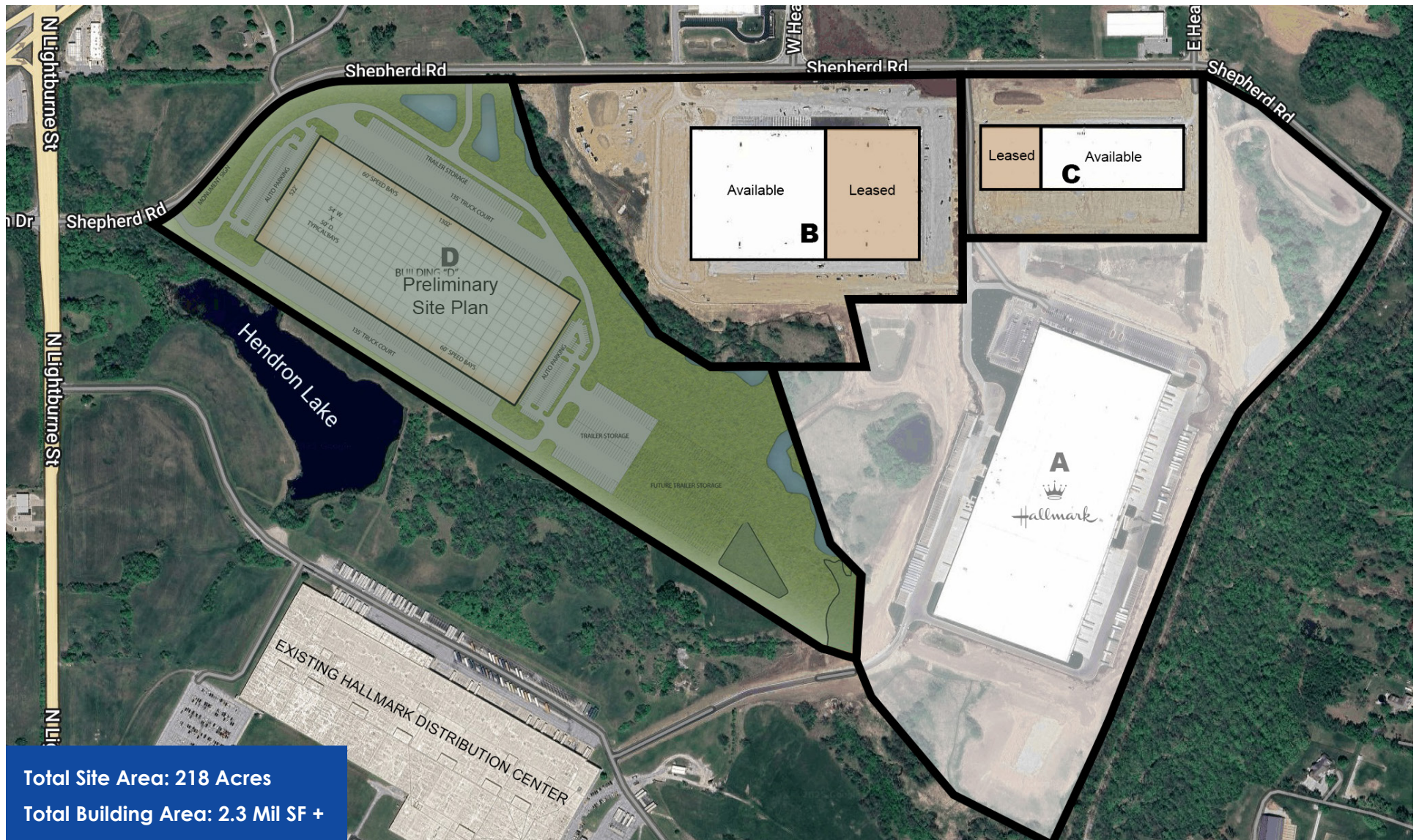
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Overall Site Plan

LIBERTY HEARTLAND LOGISTICS
CENTER

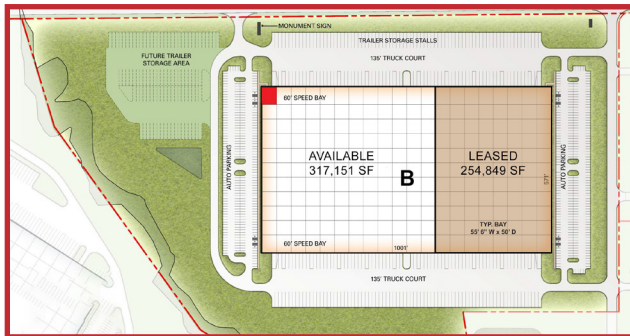


Building Overview

LIBERTY HEARTLAND LOGISTICS
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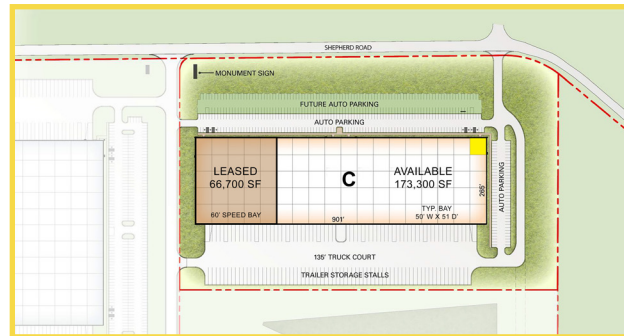
Building B

Building Area: $\pm 572,000$ SF
Space Available: $\pm 317,151$ SF
Site Area: 46.73 Acres
Speculative Office Under Construction
Auto Parking: 547 Stalls
Drive-In Doors: 4
Docks Provided: 76 (30 future)
Trailer Storage: 152 Stalls (94 future)



Building C

Building Area: $\pm 240,000$ SF
Space Available: $\pm 173,300$ SF
Speculative Office Under Construction
Site Area: 19.40 Acres
Auto Parking: 259 Stalls
Drive-In Doors: 2
Docks Provided: 32 (20 future)
Trailer Storage: 67 Stalls



Building D

Building Area: $\pm 676,000$ SF
Site Area: 66 Acres
Auto Parking: 337 Stalls
Drive-In Doors: 4
Docks Provided: 68
Trailer Storage: 155 Stalls

Site and building plan flexible and can be adjusted based on requirement.



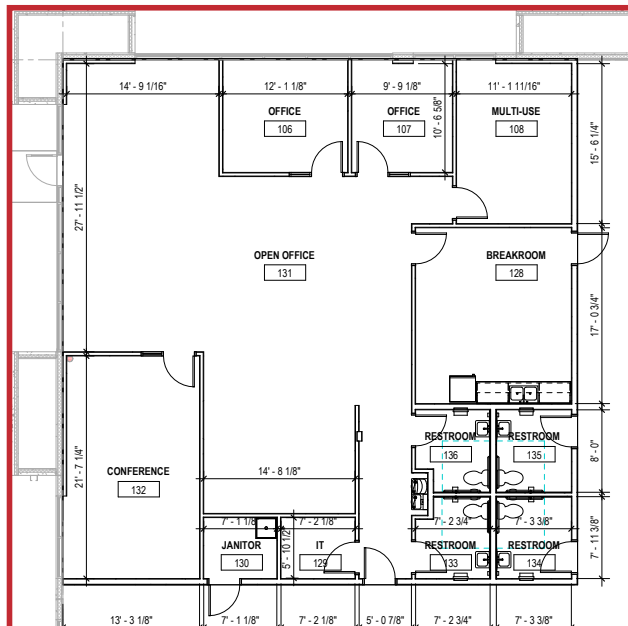
Building B Details

LIBERTY HEARTLAND LOGISTICS
CENTER

Building Size	± 572,000 SF
Space Available	± 317,151 SF
Land Area	46.73 Acres
Office Area	± 2,550 SF speculative office space under construction
Building Dimensions	571' x 1,001' (±)
Construction	Precast concrete panels and structural steel
Clear Height	36'
Column Spacing	55' 6" W x 50' D typical; 60' D at loading bays
Bay Size	31,690 +/- SF
Loading Dock Positions Available	110 (76 dock position + 30 future dock positions)
Equipped Docks	76 dock positions with manual 9'x10' dock doors, 7'x8' mechanical levelers with 45,000lb capacity, integral dock bumpers and dock seals
Drive In Doors	4 motorized drive in doors
Auto Parking	547
Truck Court	135' total, 60' dock slab
Trailer Storage	152 stalls; 92 potential future remote trailer stalls
Roof	R-20, 60-mil TPO mechanically fastened roof system
Floor	7" unreinforced 4,000 psi concrete slab on 4" of compacted granular fill
Fire Suppression	ESFR
Heating	Gas-fired make-up air units
Lighting	High bay LED fixtures, 30 foot-candle
Windows	Aluminum frame 1" insulated glazing panel clerestory windows
Power	4,000A; 480V 3-phase service to building
Zoning	M-1; Light Industrial District
Electric Service	Evergy
Water	City of Liberty
Gas	Spire
Sewer	City of Liberty

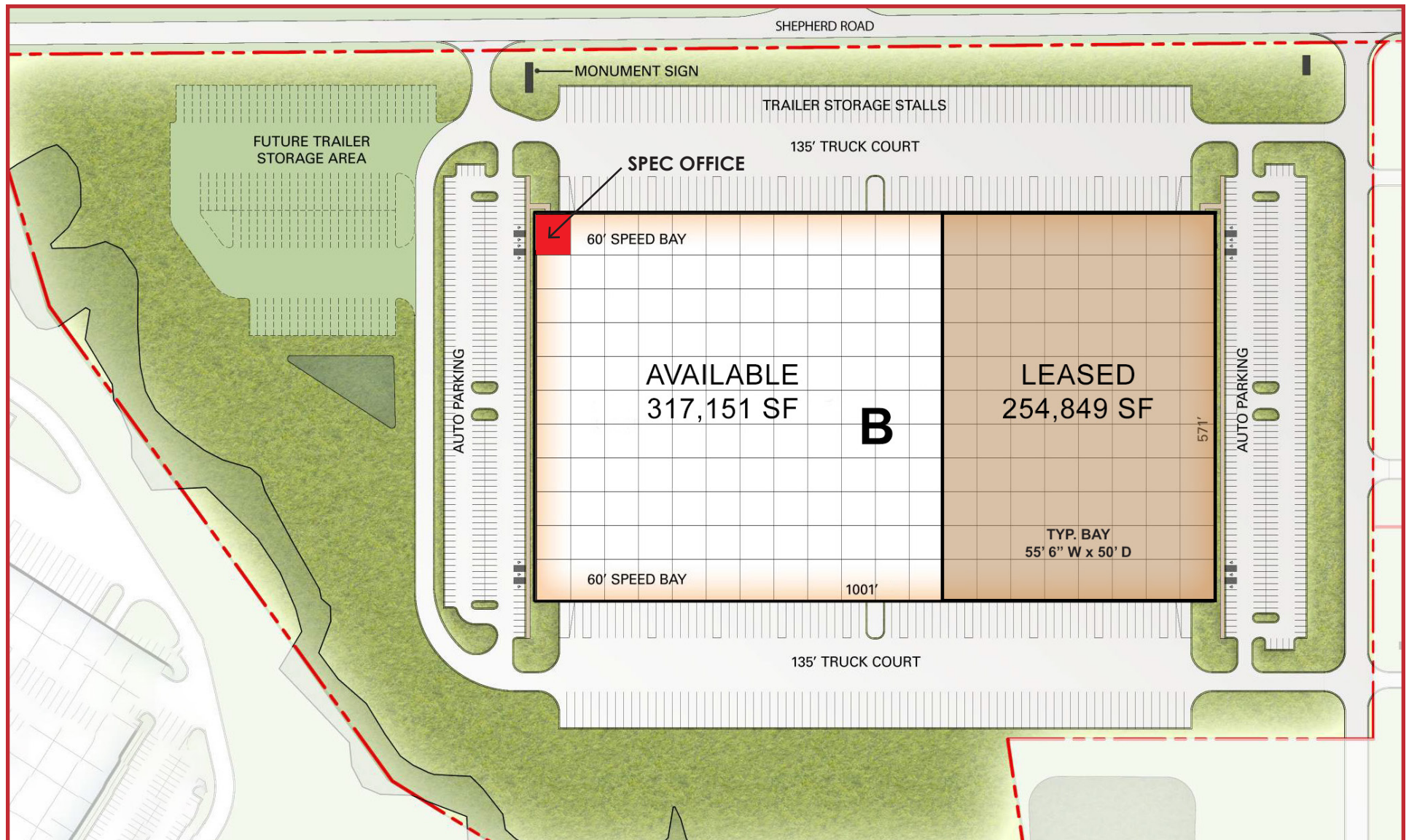


SPEC OFFICE UNDER CONSTRUCTION



Building B Site Plan

LIBERTY HEARTLAND LOGISTICS
CENTER

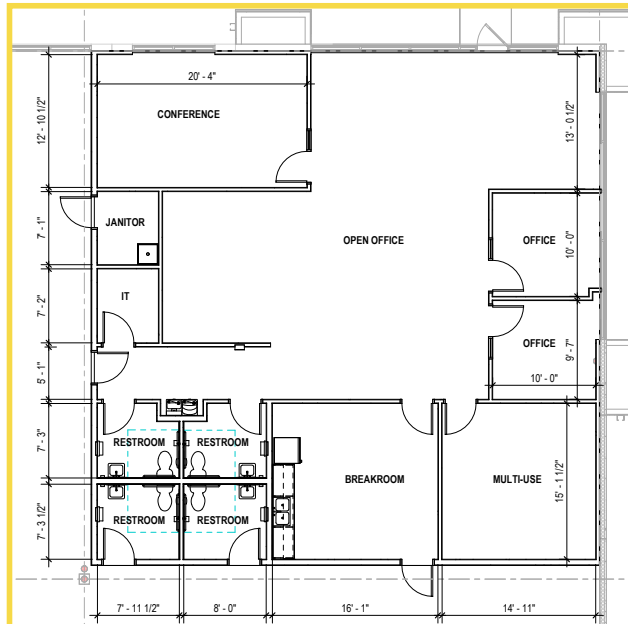


Building C Details

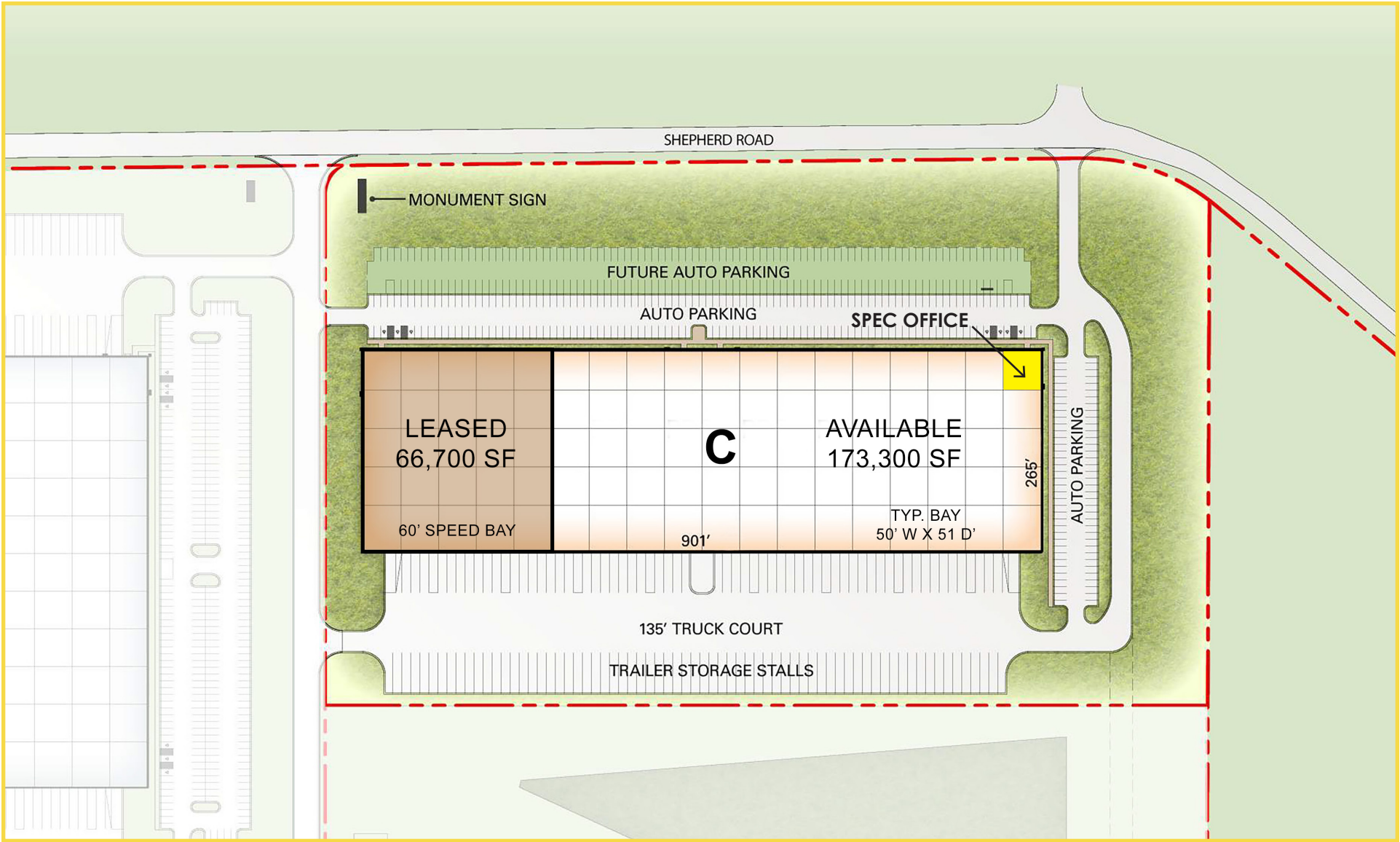
Building Size	± 240,000 +/- SF
Space Available	± 173,300 +/- SF
Land Area	19.40 Acres
Office Area	± 2,465 SF speculative office space under construction
Building Dimensions	265' x 901' (±)
Construction	Precast concrete panels and structural steel
Clear Height	32'
Column Spacing	50' W x 51' D typical; 50' x 60' at loading bays
Bay Size	13,250 +/- SF
Loading Dock Positions Available	54 (32 dock positions + 20 future dock positions)
Equipped Docks	32 dock positions with manual 9'x10' dock doors, 7'x8' mechanical levelers with 45,000 lb capacity, integral dock bumpers and dock seals
Drive In Doors	2 motorized drive in doors
Auto Parking	259 with potential for 175 additional stalls
Truck Court	135' total, 60' dock slab
Trailer Storage	67 trailer stalls
Roof	R-20, 60-mil TPO mechanically fastened roof system
Floor	7" unreinforced 4,000 psi concrete slab on 4" of compacted granular fill
Fire Suppression	ESFR
Heating	Gas-fired unit heaters
Lighting	High bay LED fixtures, 30 foot-candle
Windows	Aluminum frame 1" insulated glazing panel clerestory windows
Power	3,000A 480V 3-phase service to building
Zoning	M-1; Light Industrial District
Electric Service	Evergy
Water	City of Liberty
Gas	Spire
Sewer	City of Liberty
Ventilation	Exhaust fans and louvers, interlocked



SPEC OFFICE UNDER CONSTRUCTION



Building C Site Plan



Building D Preliminary Details

Building Size	± 676,000 SF
Land Area	± 66 Acres
Office Area	BTS
Building Dimensions	521' x 1,301' (±)
Construction	Precast concrete panels and structural steel
Clear Height	36' - 40'
Column Spacing	54' W x 50' D typical; 60' D at loading bays
Bay Size	28,915 +/- SF
Loading Dock Positions Available	114
Equipped Docks	68 - 35,000 lb mechanical levelers with integral bumpers, seals
Drive In Doors	4
Auto Parking	337
Truck Court	135' total, 60' dock slab
Trailer Storage	155 stalls; plus 272 future potential remote trailer stalls
Roof	45-mil mechanically fastened TPO (R-20)
Floor	7" unreinforced 4,000 psi concrete slab on 4" of compacted granular fill
Fire Suppression	ESFR
Heating	Gas-fired make-up air units
Lighting	High bay LED fixtures, 30 foot-candle
Windows	Aluminum frame 1" insulated glazing panel clerestory windows
Power	4,000A; 480V 3-phase service to building
Zoning	M-1; Light Industrial District
Electric Service	Evergy
Water	City of Liberty
Gas	Spire
Sewer	City of Liberty



Site/Building plan flexible and can be adjusted based on requirement.

Building D Preliminary Site Plan

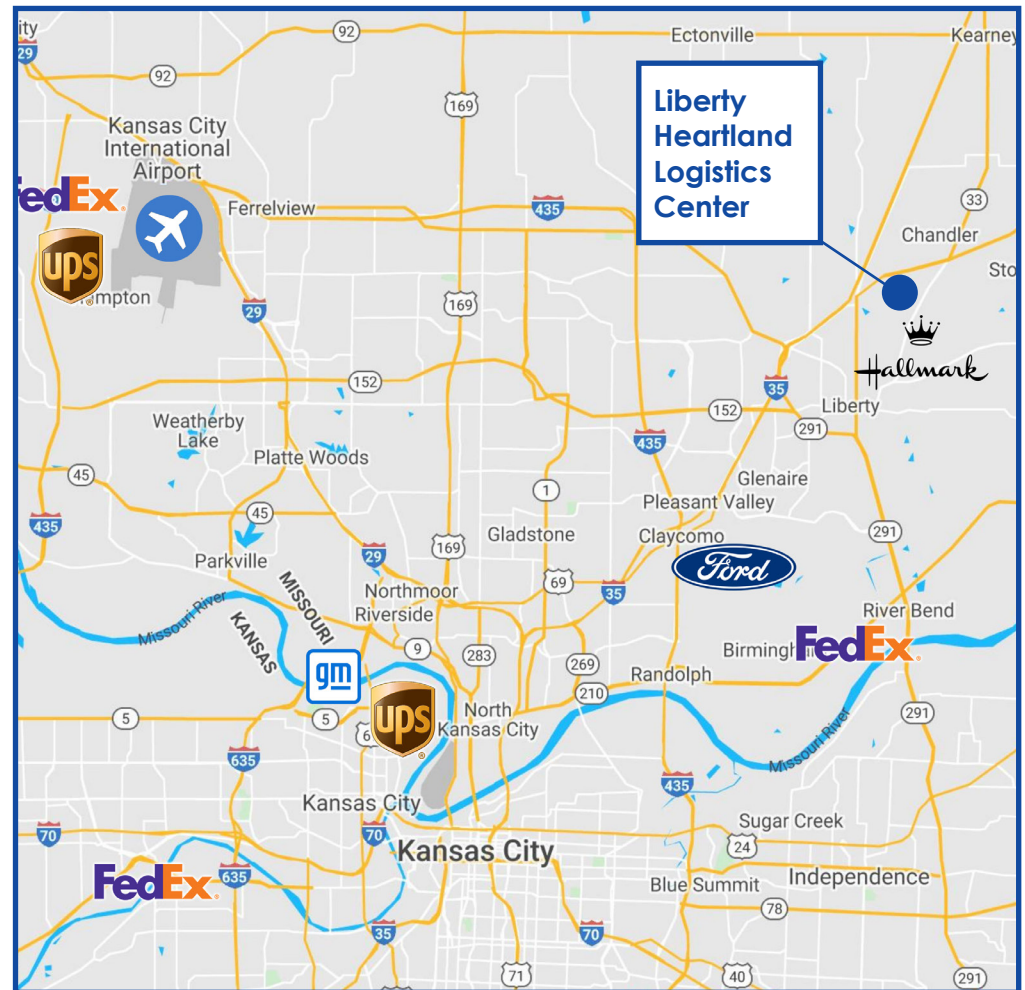
LIBERTY HEARTLAND LOGISTICS
CENTER



Site/Building plan flexible and can be adjusted based on requirement.

Liberty Heartland Logistics Center

- Master Planned For Over 2.3 Million Square Feet
- Speculative Construction
- Building Sizes Ranging From 239,008 To 680,000 Square Feet
- 90% Real Estate Tax Abatement For 10 Years
- Incentives Available From The State Of Missouri



Why Kansas City

Area Amenities

- #1 in USA in industrial transaction growth
- 15th largest industrial US market
- Ecommerce firms can start operations faster in KC than most cities
- 85% of US Population can be reached in 1-2 day truck drive
- 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

Transportation Infrastructure

- Largest rail center in US by tonnage
- On the largest inland waterway
- 4 intermodal parks
- 4 class 1 rail lines
- Located at the intersection of four major U.S. highways
- 30% more interstate miles per capita than any other city in the nation

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