



# EASTGATE

COMMERCE CENTER

**BUILDING A3**  
**±227,249 SF AVAILABLE**

**LITTLE BLUE PKWY & RD MIZE RD / INDEPENDENCE, MO / NEW CONSTRUCTION**



**JOSEPH S. ACCURSO**

Vice Chair

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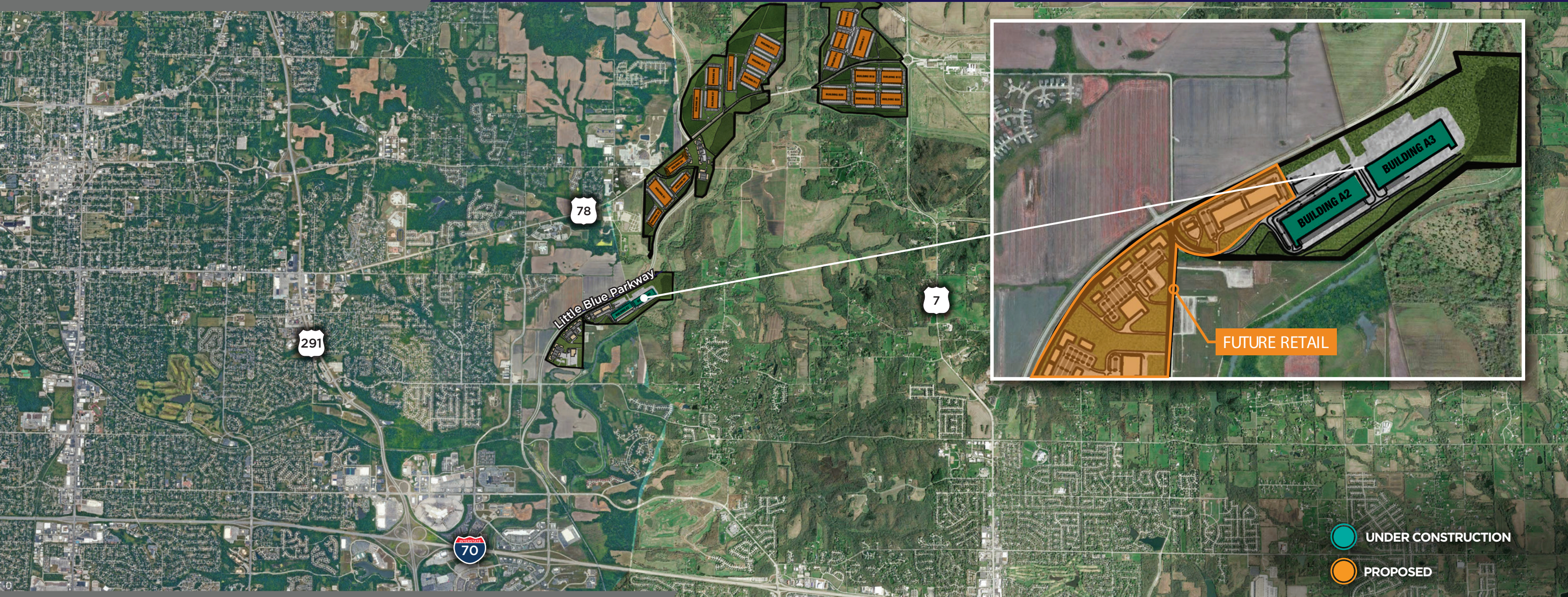
[joe.accurso@cushwake.com](mailto:joe.accurso@cushwake.com)



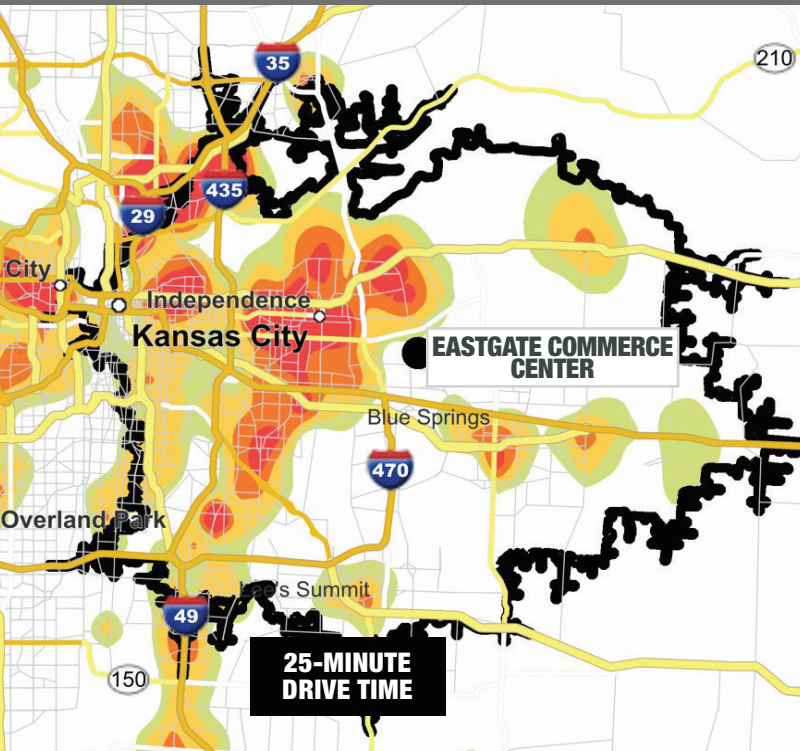
**CUSHMAN &  
WAKEFIELD**



**NorthPoint™**  
DEVELOPMENT



**WAREHOUSE WORKER LABOR DENSITY (PEOPLE PER SQUARE MILE)**



**ACCESS TO LARGE LABOR POOL** capable of supporting distribution operation

- Large warehouse worker labor pool
- Blue collar underemployment
- Low area affluence
- Part-time college student enrollment
- Warehouse worker net surplus
  - Fulfillment
  - Forklift operator



**TAX ABATEMENT IN PLACE FOR 20 YEARS**—offering substantial tax saving



**HIGHLY EXPERIENCED** landlord and developer with extensive in-house resources

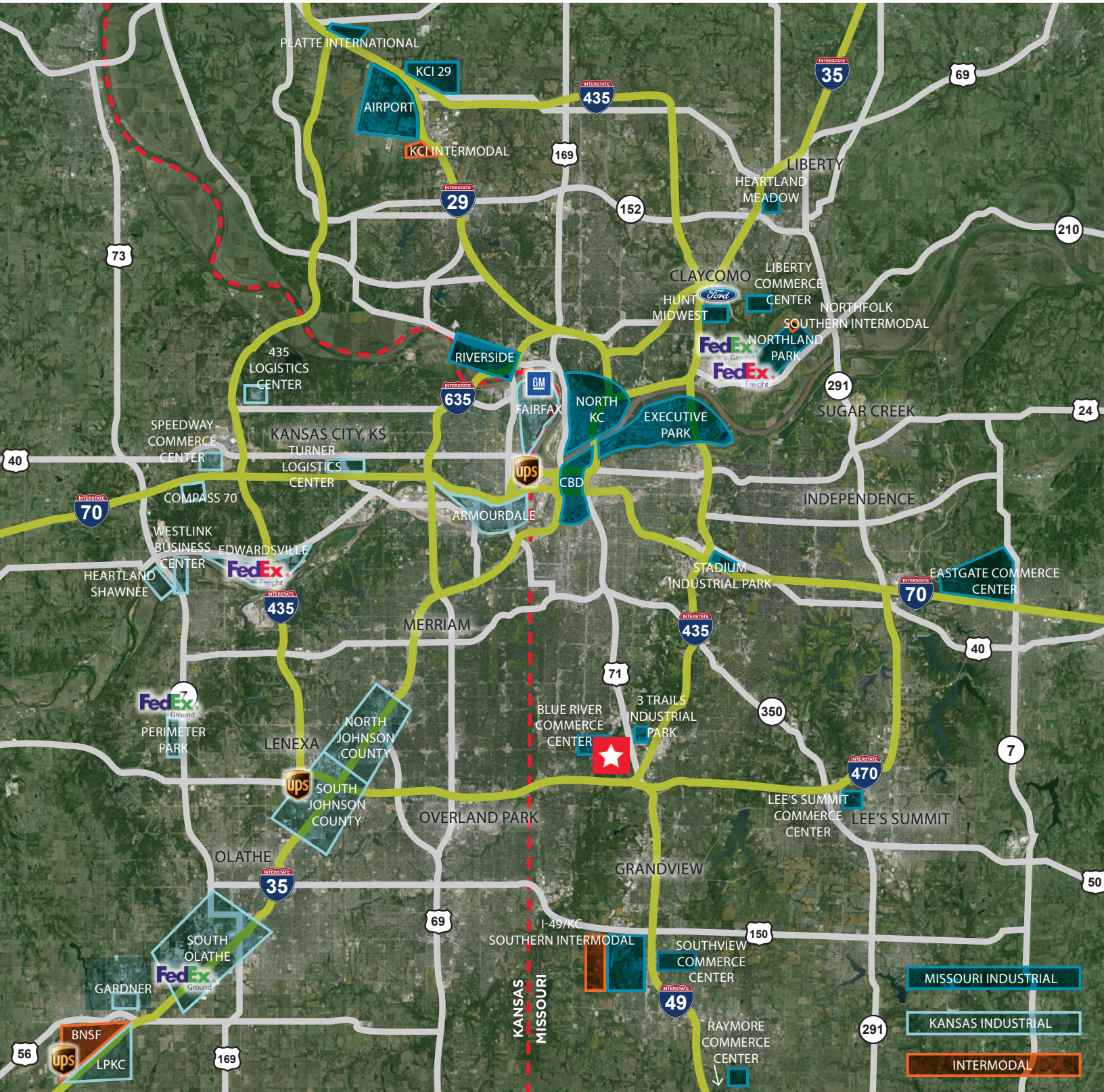


**OVER 1,000 ACRES WITH 10 MILLION SQUARE FEET** of projected Class A industrial product



**STRATEGICALLY LOCATED** with unparalleled and immediate access to Interstate 70

# KANSAS CITY INDUSTRIAL MARKET MAP



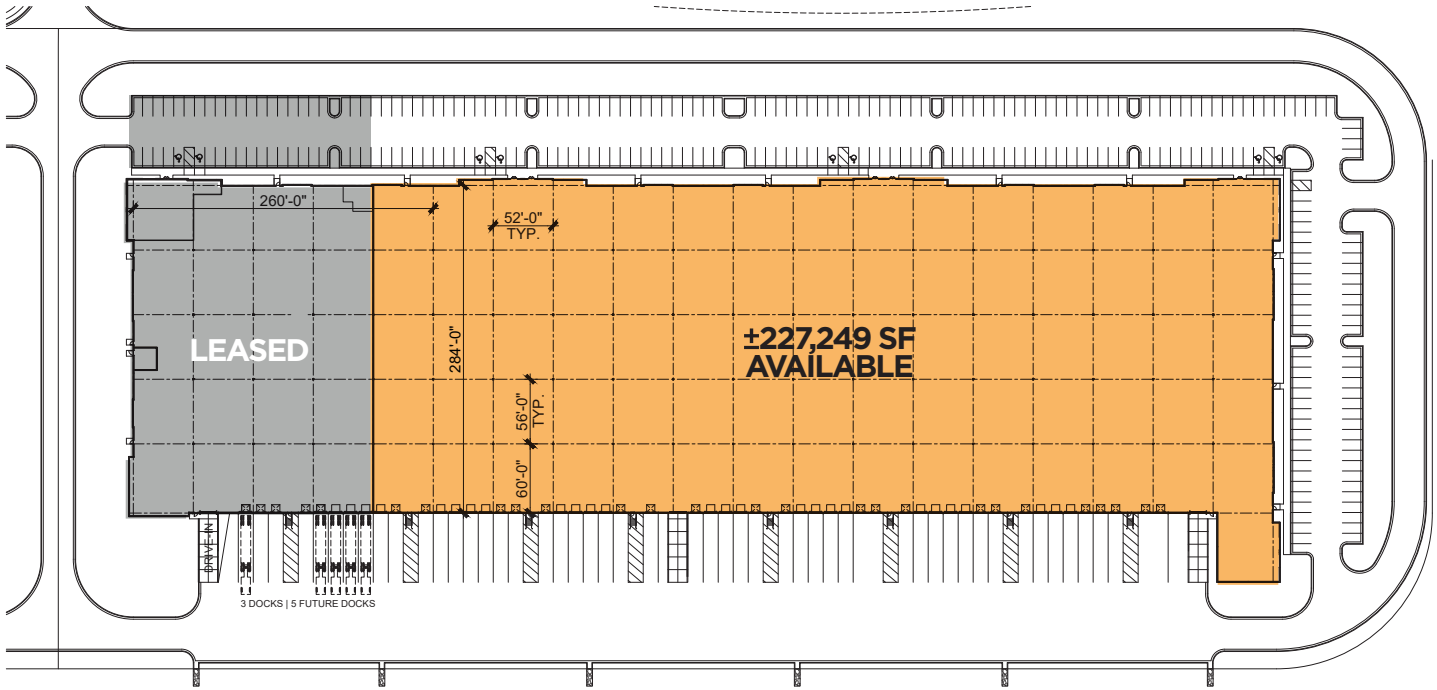


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**±227,249** SQUARE FEET    **±23** DOCK DOORS    **±2** DRIVE INS    **±236** CAR PARKING

BUILDING SIZE	<b>±287,183</b>
AVAILABLE SF	<b>±227,249 Divisible</b>
BUILDING DIMENSIONS	<b>284' X 988'</b>
COLUMN SPACING	<b>52' X 56' COLUMNS</b>
CLEAR HEIGHT	<b>36'</b>

DOCK DOORS	<b>23 (EXPANDABLE)</b>
DRIVE-IN DOORS	<b>2</b>
AUTO PARKING	<b>±236</b>
FIRE PROTECTION	<b>ESFR</b>
LIGHTING	<b>LED WITH MOTION SENSORS, 30 FC AVERAGE</b>
CONSTRUCTION	<b>TILT-UP CONCRETE</b>

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