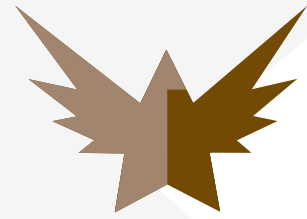




HEARTLAND
LOGISTICS PARK

Building 1 • 272,882 SF • FOR LEASE
24525 W 43rd Street | Shawnee, Kansas



WHERE INSTITUTIONAL CAPABILITY MEETS
ENTREPRENEURIAL AGILITY

SparrowHawk offers tenants and brokers speed, creativity and flexibility. Both benefit from a hands-on management philosophy rooted in local-market knowledge, transparency, experience and integrity.

Tenants and brokers are assured timely, straightforward answers and SparrowHawk values that enhance the leasing experience for the benefit of tenants and brokers and assures that each reach new heights.

sparrowhawkre.com



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SPARROWHAWK
REAL ESTATE STRATEGISTS

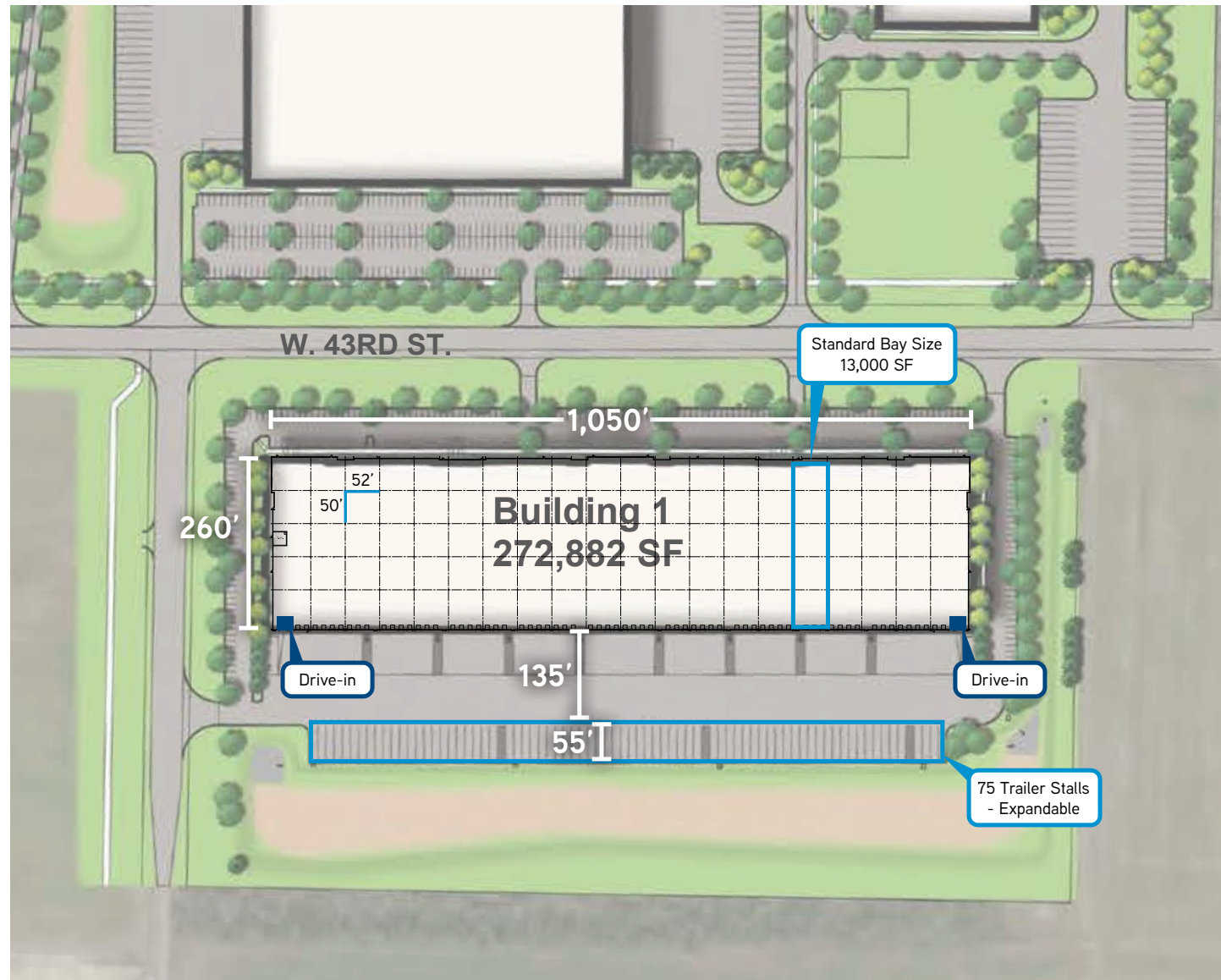
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Building	SF	Lot Size (Acres)	Status
1	272,882	23.1	Existing
2	192,000	20.6	Proposed
3	940,000	58.0	Proposed
4	504,000	39.9	Proposed

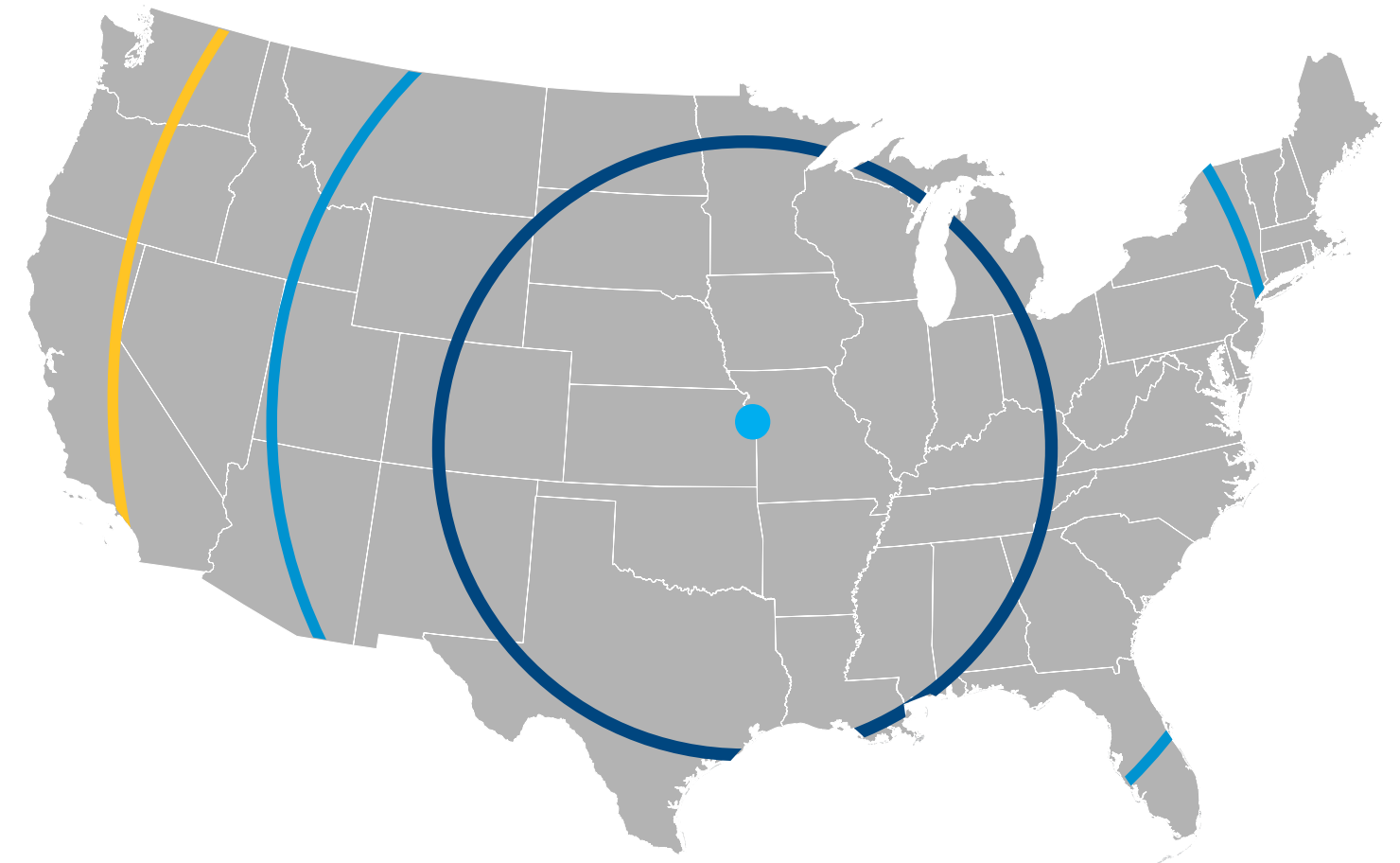


Improved K-7 interchange and widening of 43rd Street to three lanes - 2020



Building 1 Features

Building Size	272,882 SF	Floor Slab	7" non-reinforced concrete
Minimum Tenant Size	52,000 SF (13,000 SF bay size)	Warehouse Lighting	LED fixtures, 30 foot candles at 36" above finished floor elevation
Clear Height	32'	Roof	45 mil TPO with R-20 insulation
Drive-In Doors	2	Walls	Concrete tilt walls
Dock Doors	27 - 9'x10' doors with 6'x8' 45,000 lb mechanical levelers, bumpers and dock seals; additional dock doors can be added	Warehouse Heat	Cambridge - make up air
Column Spacing	50'x52' typical with 60' speed bays	Zoning	PI - flexible uses allowed (manufacturing, cold storage, outdoor storage)
Auto Parking	249 parking spaces; additional 37 deferred stalls	Location	Excellent access to K7, I-70, I-35
Trailer Parking	75 stalls (expandable for additional trailer parking/storage)	Base Rental Rate	\$4.50 - \$4.75 NNN
Office	BTS	Estimated Operating Expenses	Taxes - \$0.37 PSF (fixed pilot for 10 years) Insurance - \$0.08 PSF CAM - \$0.43 PSF
Fire Sprinkler	ESFR	Land for sale	10-120± acres; \$4.00 PSF
Electric	3000 amp, 277/480V 3-phase, rough-ins for 4 future 277/480V		



KANSAS CITY DISTRIBUTION HIGHLIGHTS

Kansas City continues to be a thriving industrial market as a result of its geographically-centralized location, superior infrastructure and business-friendly Foreign Trade Zone program. Home to the largest rail center in the United States by tonnage, Kansas City is ideally located at the crossroads of the east-to-west corridor and the route from Mexico to Canada. Area infrastructure and multiple intermodal facilities continue to spur development activity within the market. Four interstate systems converge upon Kansas City, resulting in more freeway-lane miles per capita than any other U.S. city, while allowing goods to be delivered to **85% of the nation's population within two days.**

PROXIMITY TO DISTRIBUTION HUBS

United States Postal Service	21.6 miles
FedEx Ground Hub	5.8 miles
FedEx SmartPost	16.4 miles
FedEx Ground Hub	16.8 miles
FedEx Freight	6.1 miles
FedEx Air Cargo	29.3 miles
FedEx Ground Hub	33.2 miles
UPS Ground Hub	14.3 miles
UPS Ground Hub	24.3 miles
UPS Air Cargo	26.3 miles

PROXIMITY TO INTERMODAL TRANSPORTATION

LPKC (BNSF Intermodal)	23.7 miles
KCS CenterPoint Intermodal	33.0 miles
Norfolk Southern (rail)	33.9 miles
KCI Intermodal	29.2 miles

INTERSTATE ACCESS

Interstate 70	3.4 miles
Interstate 435	4.4 miles
Interstate 35	13.6 miles



24525

FIRE LANE - NO PARKING

FIRE LANE - NO PARKING



AREA AMENITIES

KS SPEEDWAY / THE LEGENDS

COUNTRY INN & SUITES
Residence Inn Marriott
Best Western
Holiday Inn Express
LONGHORN STEAKHOUSE
FIVE GUYS
Yard House
Chick-fil-A
Hampton by HILTON

BONNER SPRINGS

Holiday Inn Express
Super 8
SONIC
DQ
Red Fortune

SHAWNEE

Holiday Inn Express
COURTYARD Marriott
FAIRFIELD INN & SUITES Marriott
PIZZA WEST
NICK & JAKE'S
Other Place
BARLEY'S BREWHAUS & RESTAURANT
chili's
HEREFORD

Kansas City International Airport

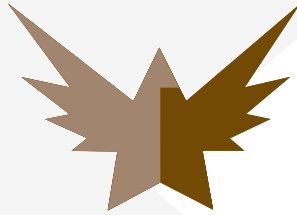
LENEXA CITY CENTER

SPRINGHILL SUITES Marriott
ignite
SPIN! SEAPOLITAN PIZZA
HYATT PLACE

Site

KANSAS CITY





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