

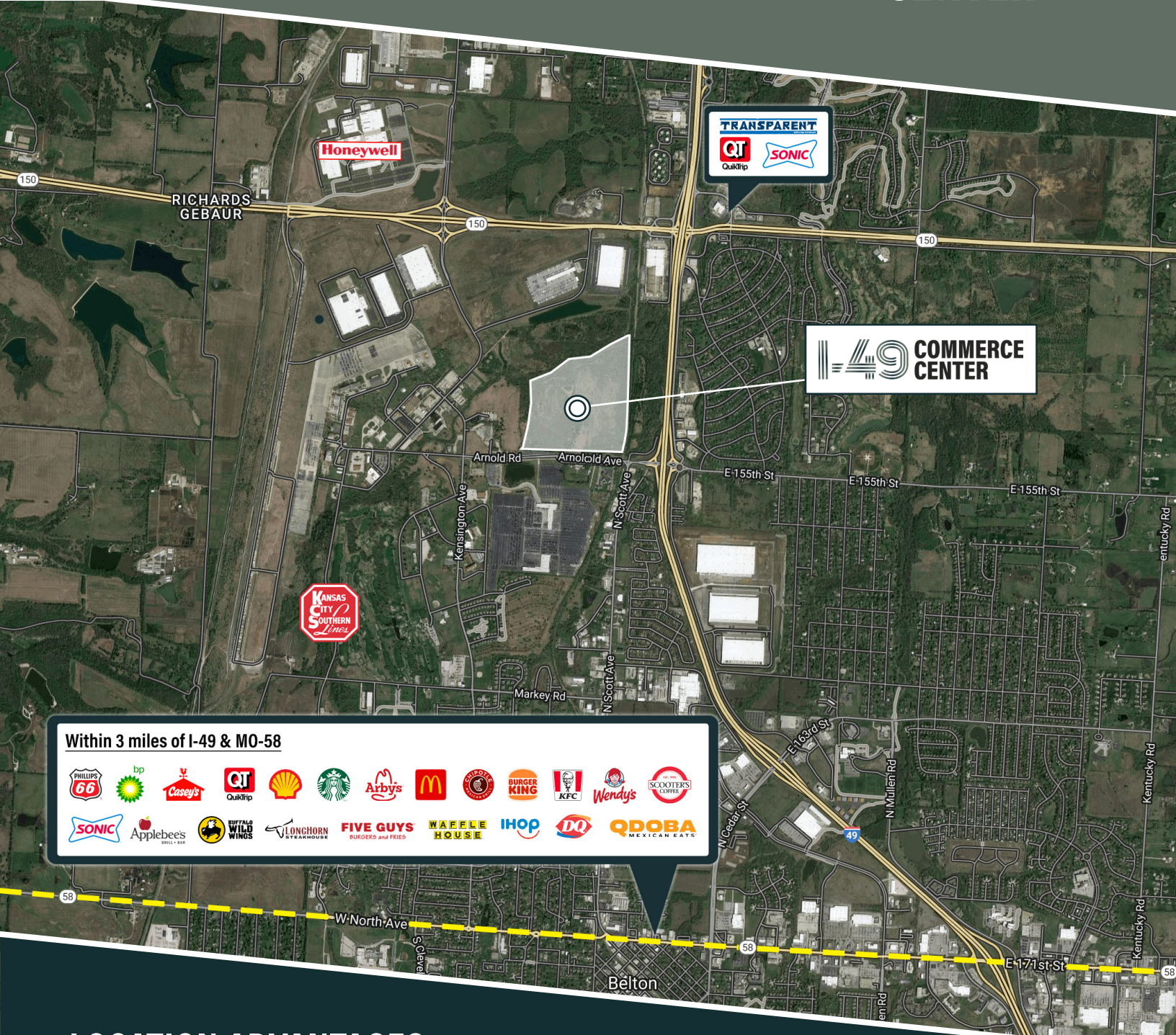


**COMMERCE  
CENTER**

I-49 AND 155TH, KANSAS CITY, MISSOURI  
VERTICAL READY SITES FOR BUILD-TO-SUIT

150 ACRE PARK PLANNED TO ACCOMODATE 200,000-1,000,000+ SF

# STRATEGIC SITE LOCATION



Within 3 miles of I-49 & MO-58



## LOCATION ADVANTAGES



Abundant highly skilled labor pool



I-49 Interstate access via new interchange at 155th St.



Business friendly



Real estate tax pilot in place. Significantly reduces operating costs



**SITE FEATURES**



Master planned industrial park immediately ready for construction



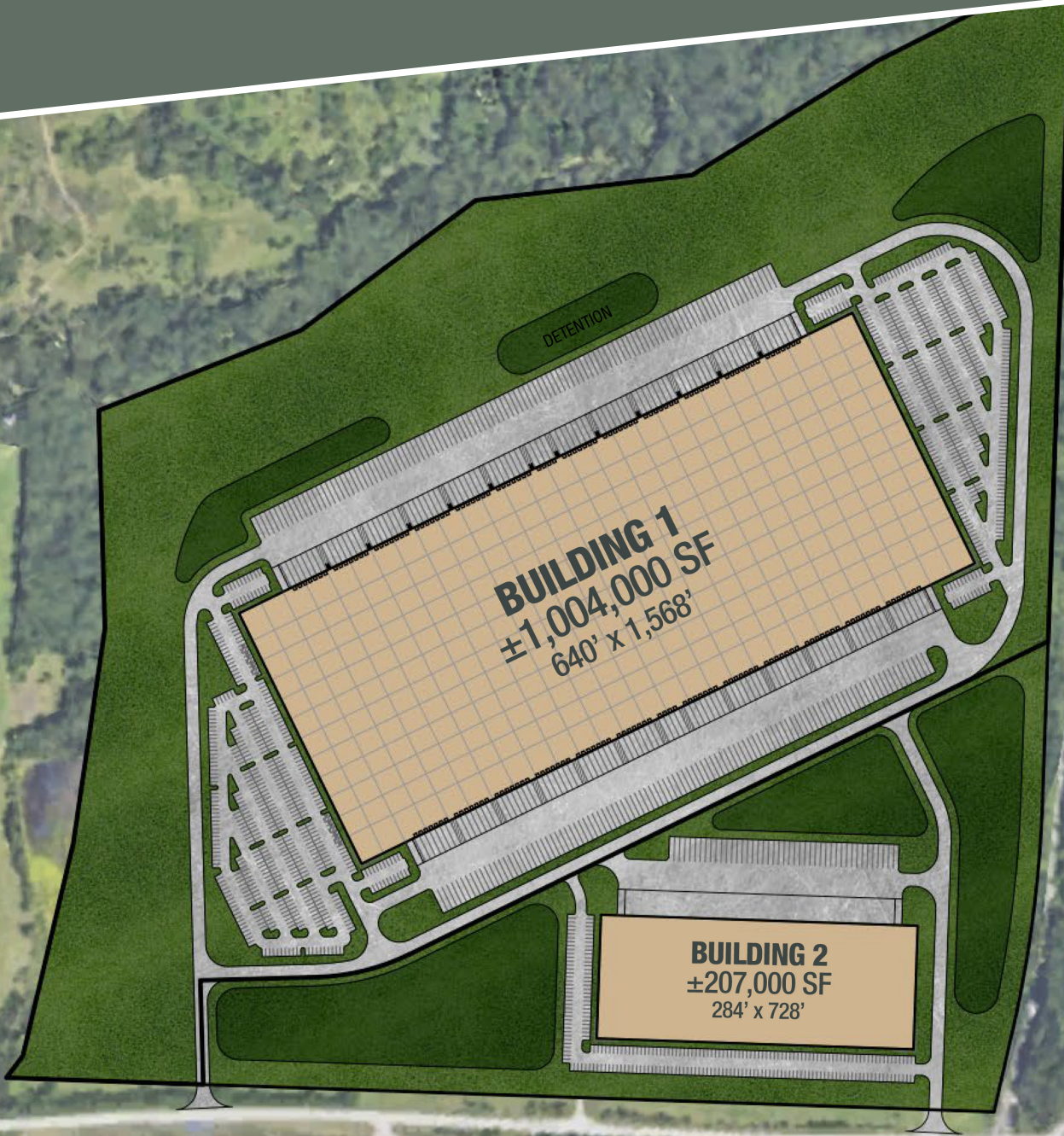
Sites able to accommodate a wide range of building sizes



Industrial zoned sites with potential for a variety of uses



Experienced landlord and developer offering civil and architectural services



**Building 1**



1,016  
Car Parking  
Spaces



216  
Trailer Parking  
Spaces



176  
Dock Doors



**Building 1**



298  
Car Parking  
Spaces



143  
Trailer Parking  
Spaces



124  
Dock Doors

**Building 2**



409  
Car Parking  
Spaces



215  
Trailer Parking  
Spaces



166  
Dock Doors