



# LOGISTICS PARK KANSAS CITY

HEARTLAND HUB WITH GLOBAL REACH  
EDGERTON, KANSAS

**15.5MSF**

CLASS-A DISTRIBUTION & WAREHOUSE SPACE

**2,352 ACRE**

MASTER-PLANNED PARK

**750,000+**

ANNUAL UNIT CAPACITY

**NEWMARK**  
ZIMMER

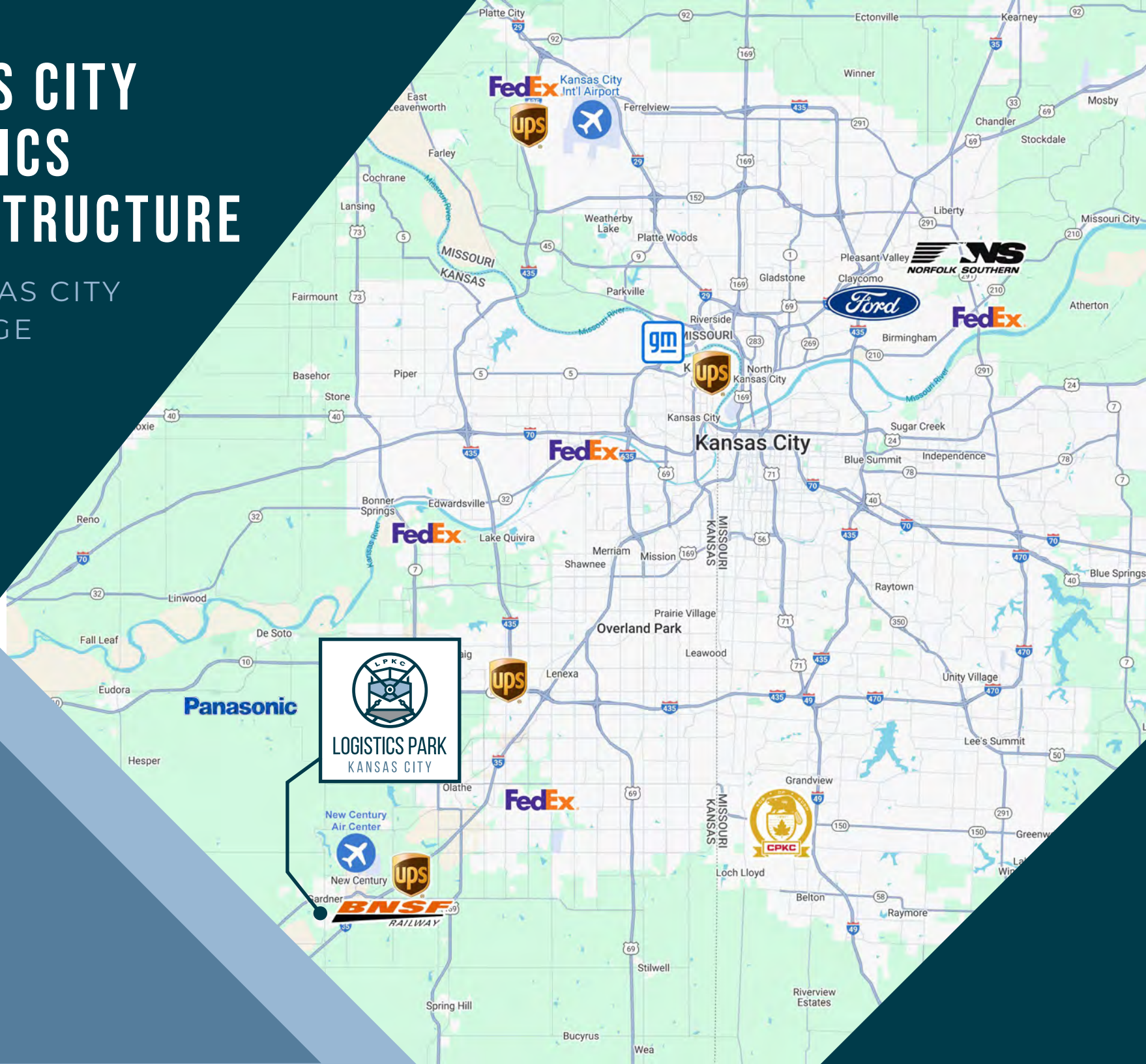
[logisticsparkkc.com](http://logisticsparkkc.com)

**BNSF**  
RAILWAY

 **NorthPoint**  
DEVELOPMENT



# THE KANSAS CITY ADVANTAGE

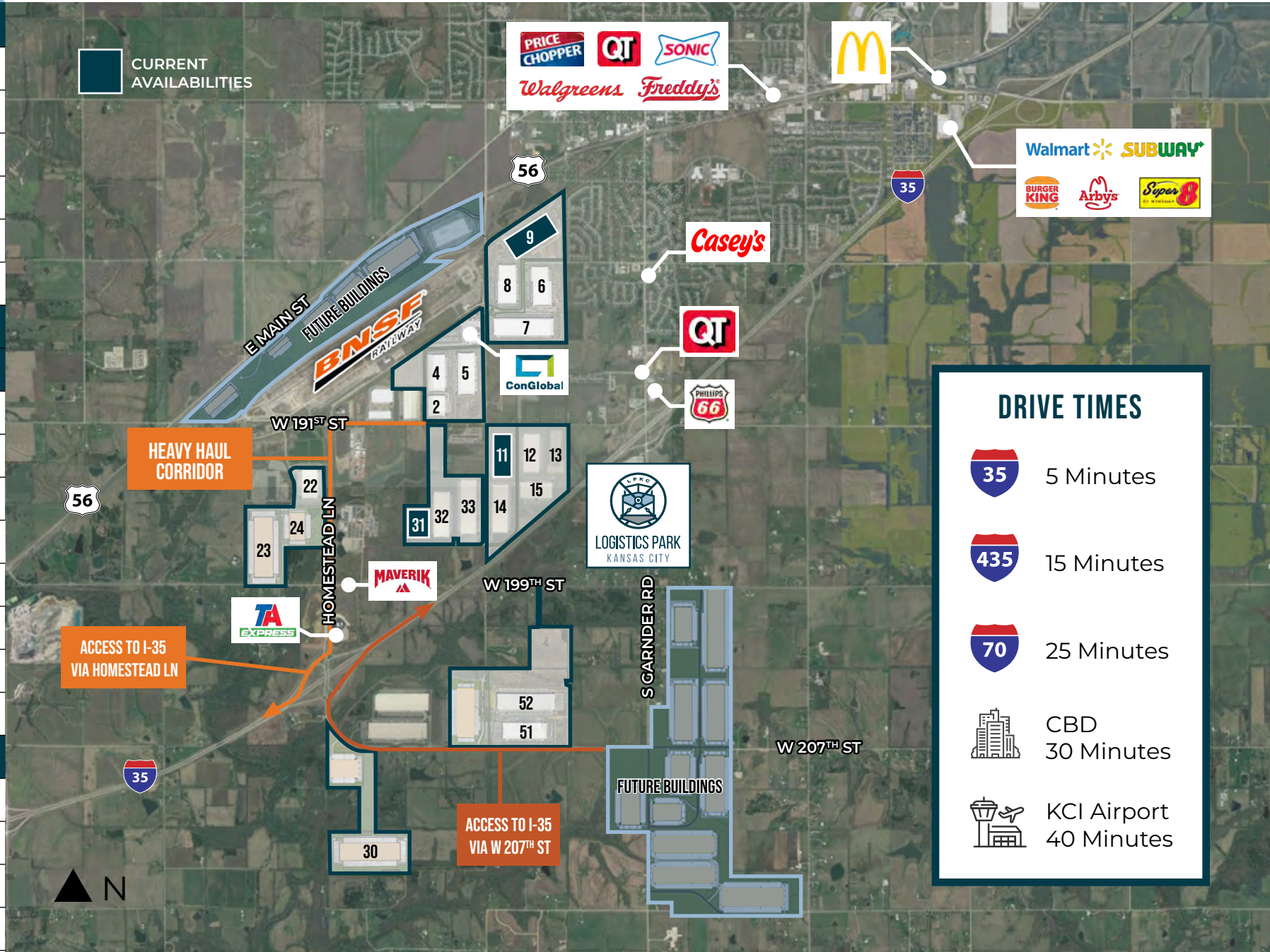






# MASTER SITE PLAN

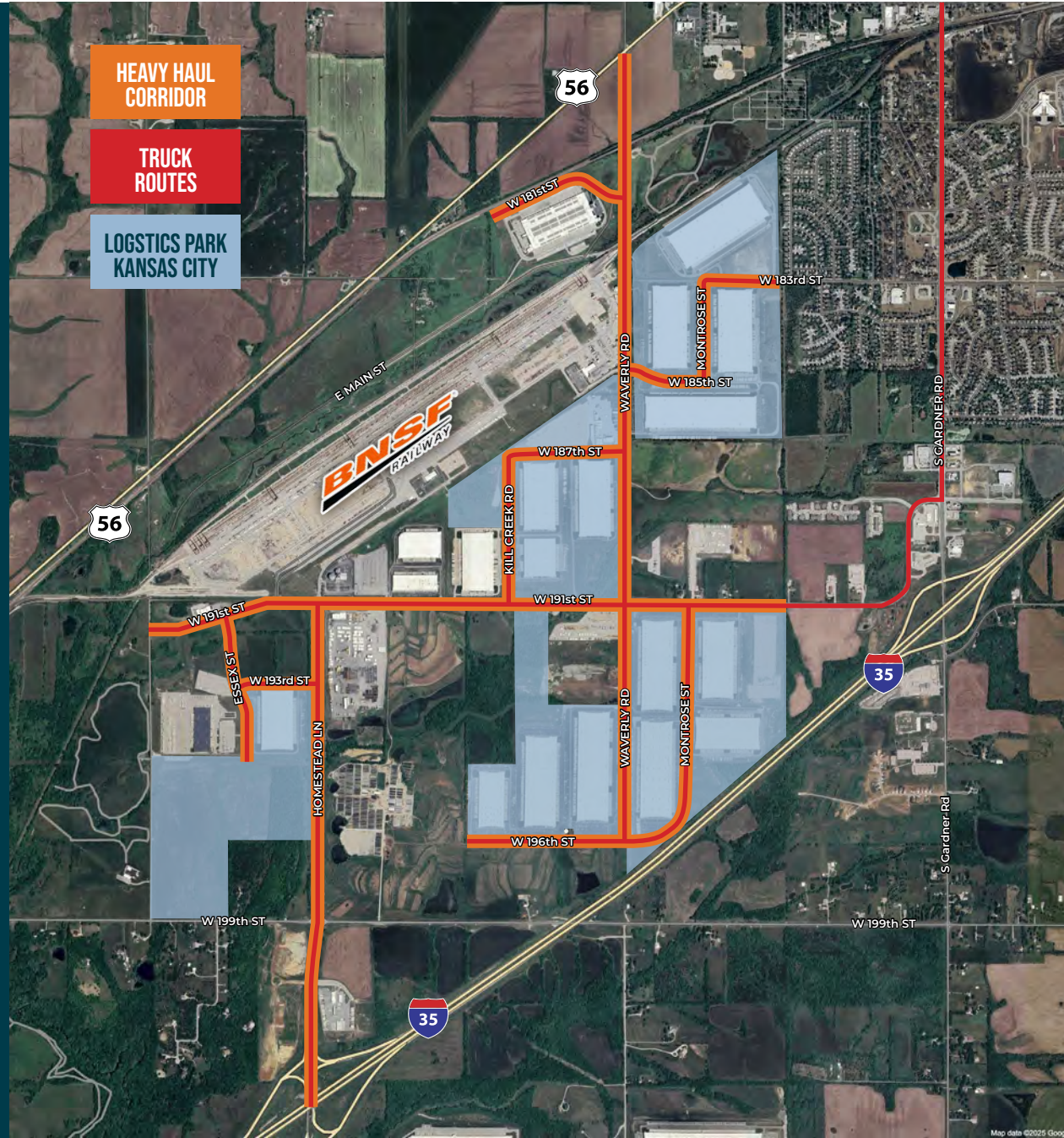
BLDG.	SF
2	±326,000
4	±575,000
5	±655,000
6	±777,000
7	±953,000
8	±777,222
9	±242,698
11	±328,345
12	±657,000
13	±554,000
14	±822,000
15	±548,465
22	±512,000
23	±1,215,000
24	±466,000
30	±1,117,000
31	± 221,621
32	± 764,735
33	±927,000
51	±765,000
52	±765,000







# HEAVY HAUL CORRIDOR



# WHY LPKC?

LOCATE HERE.  
SHIP ANYWHERE.

Designed to Accommodate the Growing  
Demands of Freight Rail Transportation.



**REDUCED  
TRANSPORTATION  
COSTS**



Strategically  
and centrally  
located



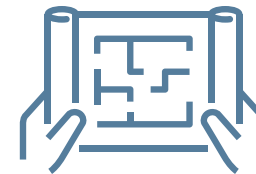
Master-planned  
distribution  
and warehouse  
development



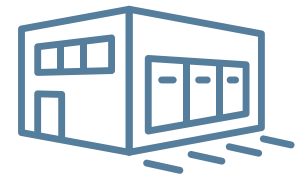
Optimized  
supply chains



Efficient  
movement  
of global goods



30 million sf  
of building  
capacity



Speculative and  
build-to-suit  
opportunities



Foreign Trade Zone  
Opportunity – Reduced  
Fees and Accelerated  
Supply Chain



Served by global  
intermodal  
transportation leader,  
BNSF Railway



# WHY LPKC?

LOCATE HERE.  
SHIP ANYWHERE.

## LPKC was Designed Specifically for Distribution, Warehouse and Manufacturing Tenants.

LPKC is a 15.5MM square foot park surrounding the BNSF Intermodal Facility. 2.3 MM square feet are rail-served buildings. It's no wonder so many companies have located warehouse & distribution facilities within the 2,352-acre master-planned park. With space available now, you will be in good company when you locate at LPKC.



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





# WHY LPKC?

LOCATE HERE.  
SHIP ANYWHERE.

## Unsurpassed Connectivity Improving Your Reach.

A few miles from the I-435 loop, shipments from LPKC can quickly reach all of Kansas City - and beyond. Because of Kansas City's central location and outstanding multimodal infrastructure, it is easier and more cost-efficient to ship into and out of Kansas City, making LPKC an ideal location for production facilities, warehouses and distribution centers.

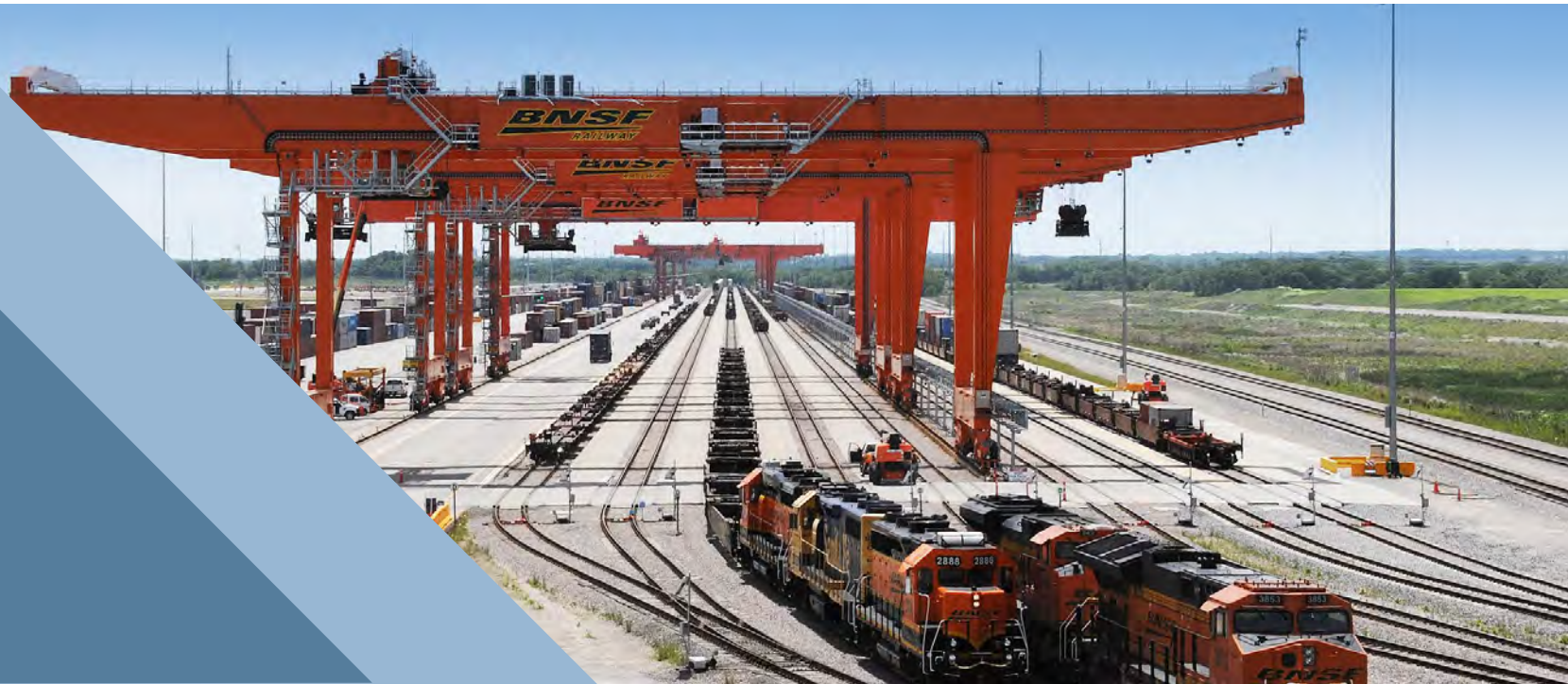
### Move to LPKC and you will find:

- Lower Transportation Costs
- Lower Fuel Cost Volatility
- Improve Efficiency
- Increase Supply Chain Options
- Increase Outbound Capacity



BNSF is one of North America's leading freight transportation companies, with a rail network of 32,500 route miles in 28 state and three Canadian provinces.

As a global leader in intermodal transportation (the transport of truck trailers and containers by rail), BNSF delivers a variety of domestic and internationally produced consumer goods, including clothes, computers, electronics, automobiles, packaged goods, paper products, and more.



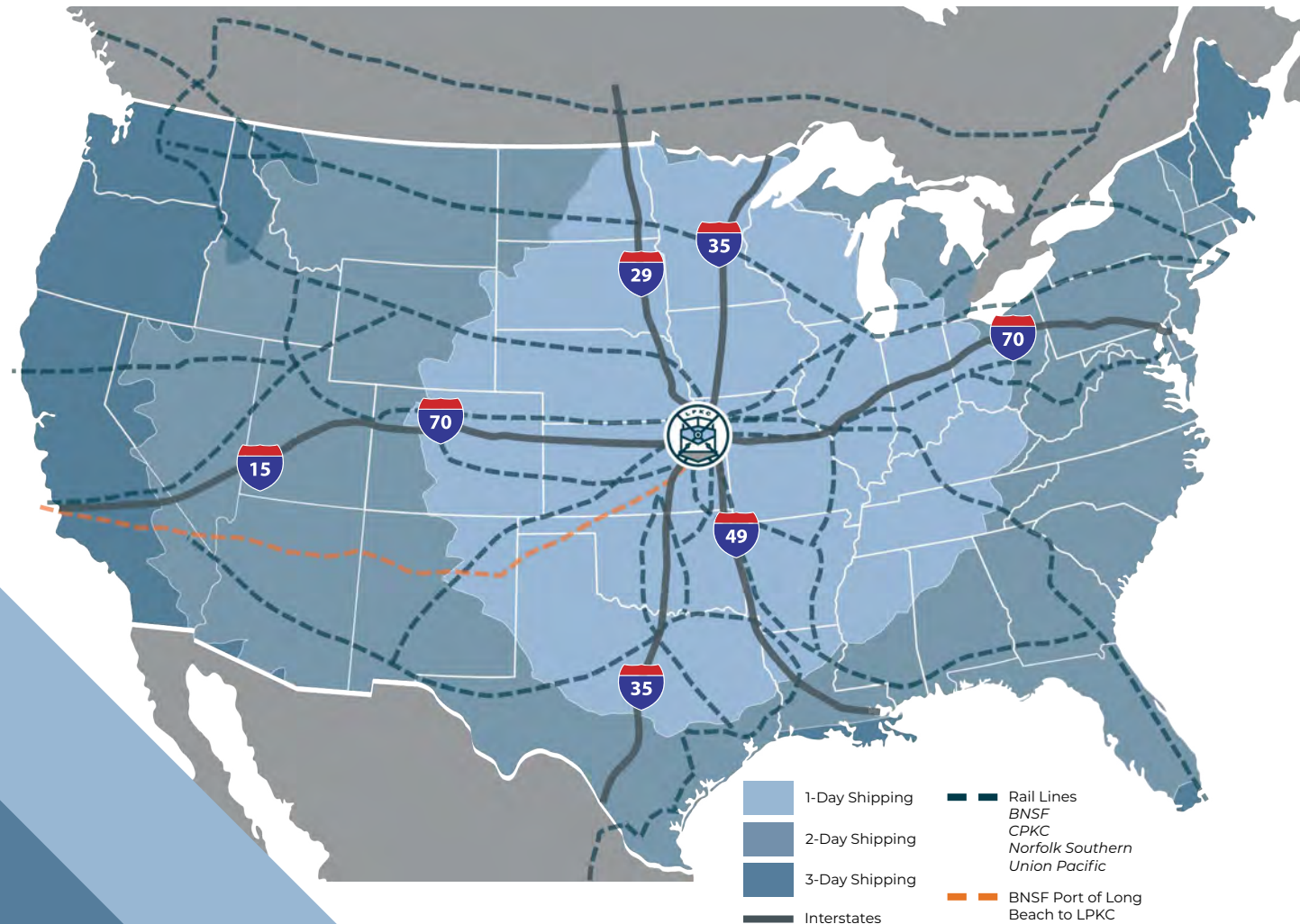
# WHY LPKC?

LOCATE HERE.  
SHIP ANYWHERE.

## The Kansas City Transportation Advantage

Whether by highway, water, rail or air, Kansas City offers excellent transportation advantages. Because of its central location and outstanding multimodal infrastructure, it is easier and more cost-efficient to ship into and out of Kansas City, making Logistics Park Kansas City (LPKC) an ideal location for production facilities, warehouses and distribution centers. When you are located in the nation's heartland, you have an immediate cost advantage when shipping raw materials and finished goods.

### 90% OF US POPULATION REACHED IN 2 DAY DRIVE TIME







# LOGISTICS PARK KANSAS CITY

## FOR MORE INFORMATION:

**Mark Long, CRE, SIOR, CCIM, LEED AP**  
President and Chief Executive Officer, Principal  
[mlong@nzimmer.com](mailto:mlong@nzimmer.com)  
816-512-1011

**John Hassler, SIOR**  
Executive Managing Director, Principal  
[jhassler@nzimmer.com](mailto:jhassler@nzimmer.com)  
816-268-4208

[logisticsparkkc.com](http://logisticsparkkc.com)



**NEWMARK**  
ZIMMER

**BNSF**  
RAILWAY

 **NorthPoint™**  
DEVELOPMENT