

FLINT COMMERCE CENTER



BUILDING C

INFRASTRUCTURE IN PLACE TO PROVIDE SIGNIFICANT POWER CAPACITY

1,019,520 SF | 509,760 SF AVAILABLE | ±2,500 SF SPEC OFFICE SPACE | DE SOTO, KANSAS

NEWMARK
ZIMMER

FLINT
DEVELOPMENT

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LOCATION MAP



FLINT COMMERCE CENTER FEATURES

- State of the art cross-dock, distribution building
- Business friendly community
- Zoned industrial
- Fixed PILOT: \$0.34/SF (\$0.29 for manufacturing uses)
- Class-A tilt wall construction
- Well suited for distribution, manufacturing, and data center uses
- Heavy power infrastructure in place

RECENT SITE IMPROVEMENTS

- Street/transportation: new 3 lane Edgerton Road and 103rd Street with 6 access points
- Edgerton Road improvements, completed Q2 2023
- 103rd Street improvements, completed Q4 2024
- High pressure gas main extension (Atmos Gas), completed Q2 2024
- Transmission and distribution electrical upgrades (Evergy), completed Q2 2024
- Evergy substation upgrades, completed Q4 2023
- Public sewer improvements, completed Q2 2024

SITE PLAN — BUILDING C



BUILDING C OVERVIEW:

- Ready for occupancy
- $\pm 509,760$ SF available
- Divisible to $\pm 190,000$ SF
- $\pm 2,500$ SF spec office space
- 40' minimum clear height
- Infrastructure In Place to Provide Significant Power Capacity
- 50 dock doors
- 61 future dock door positions
- 2 drive-in doors
- 254 car parking stalls
- 251 trailer parking stalls
(Total on-site / 128 East / 123 West)
- 4000A main electrical service
(Potential to supplement)
- Tax abatement in place
- Inquire with broker for lease rate

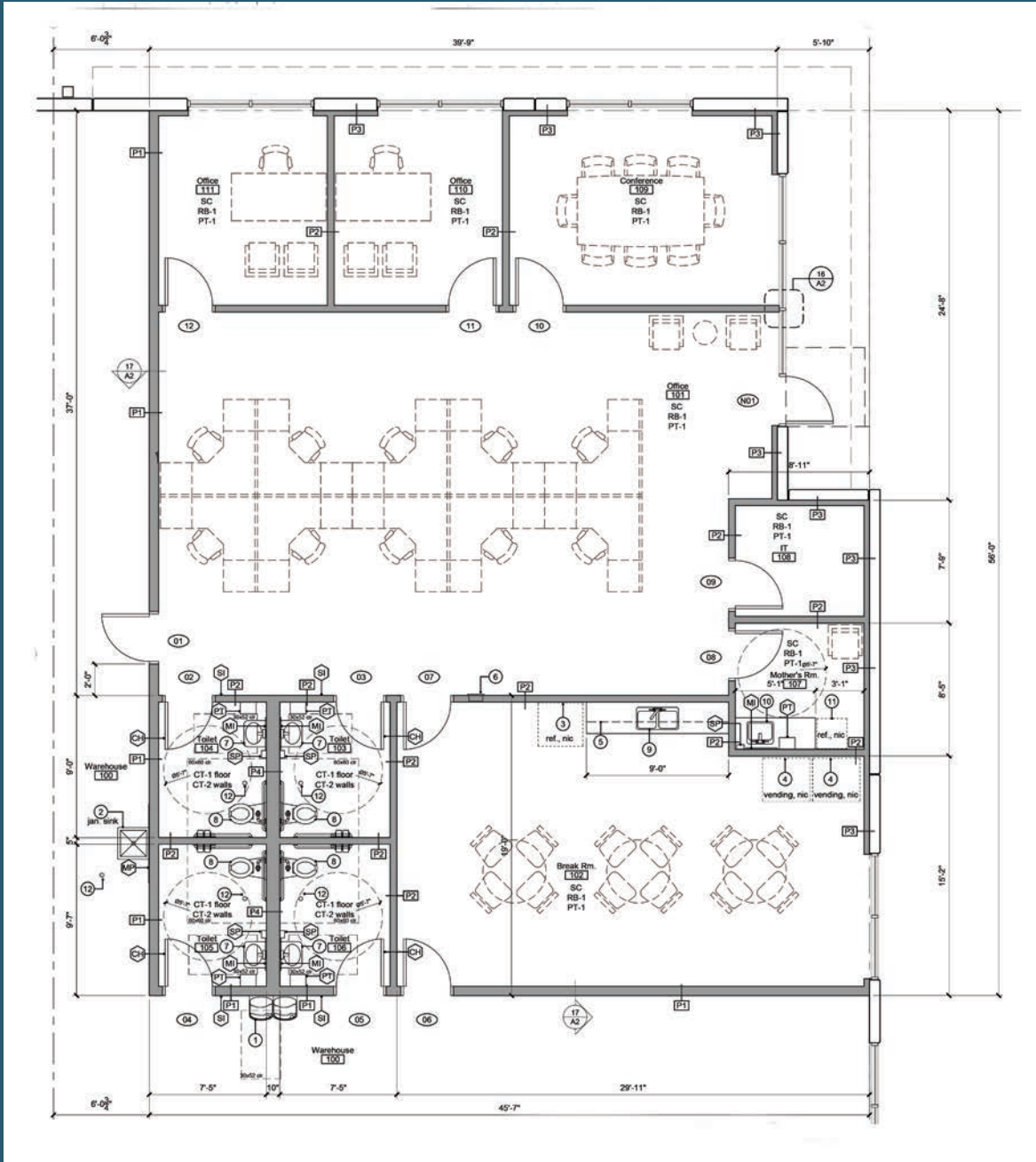
The floor plan shows a large rectangular building with a grid system. The leased area is highlighted in orange and occupies the left portion of the building. The remaining area is highlighted in gray and is divided into two main sections. The plan includes dimensions for the overall building and the individual sections, as well as specific area calculations for each section.

Section	Usable s.f.	Shared s.f.	Rentable s.f.
Leased Area (Orange)	190,211	77	190,288
Gray Area (Top Right)	319,135	130	319,265

Additional details from the plan include:

- 25 existing dock doors
- 28 future dock doors
- 1 12'x14' drive in door
- new demising wall

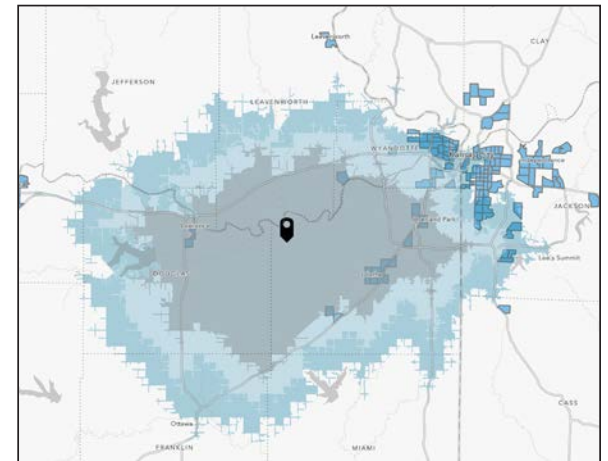
VACANCY SPEC OFFICE AREA – NOW COMPLETE



LABOR INSIGHT

Flint Commerce Center in the Kansas City, MO/KS and Lawrence, KS labor market has a warehouse/distribution labor pool catchment area of 80,932 workers. The sizeable warehouse labor pool, unemployed workers and underutilized workforce from the service industry, combined with the large number of area technical trade institutes support the expanding data center, ecommerce, food and beverage, third-party logistics and other key industries in the region.

WAREHOUSE/DISTRIBUTION LABOR POOL CATCHMENT AREA



Highlighted areas represent high concentrations of warehouse/distribution workers and potential labor pool.



**3,780 UNEMPLOYED
WAREHOUSE/DISTRIBUTION
WORKERS IN REGION**

15,815 CLOSED JOB POSTINGS
FOR WAREHOUSE-RELATED
POSITIONS ANNUALLY



FORKLIFT OPERATOR

METRO = \$17.15/hr starting rate
METRO = \$22.60/hr average rate
KS = \$15.59/hr starting rate
KS = \$20.49/hr average rate
US = \$17.05/hr starting rate
US = \$22.41/hr average rate



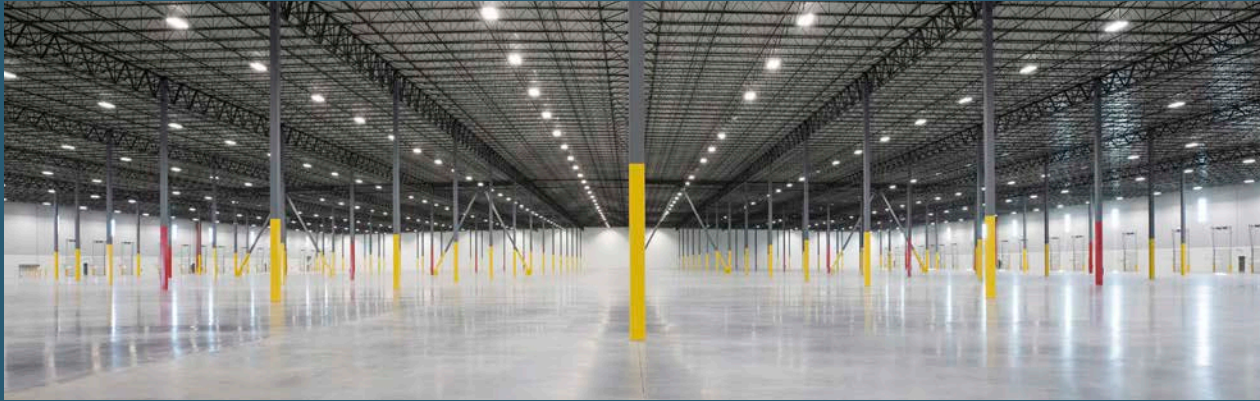
FULFILLMENT SPECIALIST

METRO = \$19.02/hr starting rate
METRO = \$24.85/hr average rate
KS = \$18.22/hr starting rate
KS = \$24.10/hr average rate
US = \$18.85/hr starting rate
US = \$24.45/hr average rate

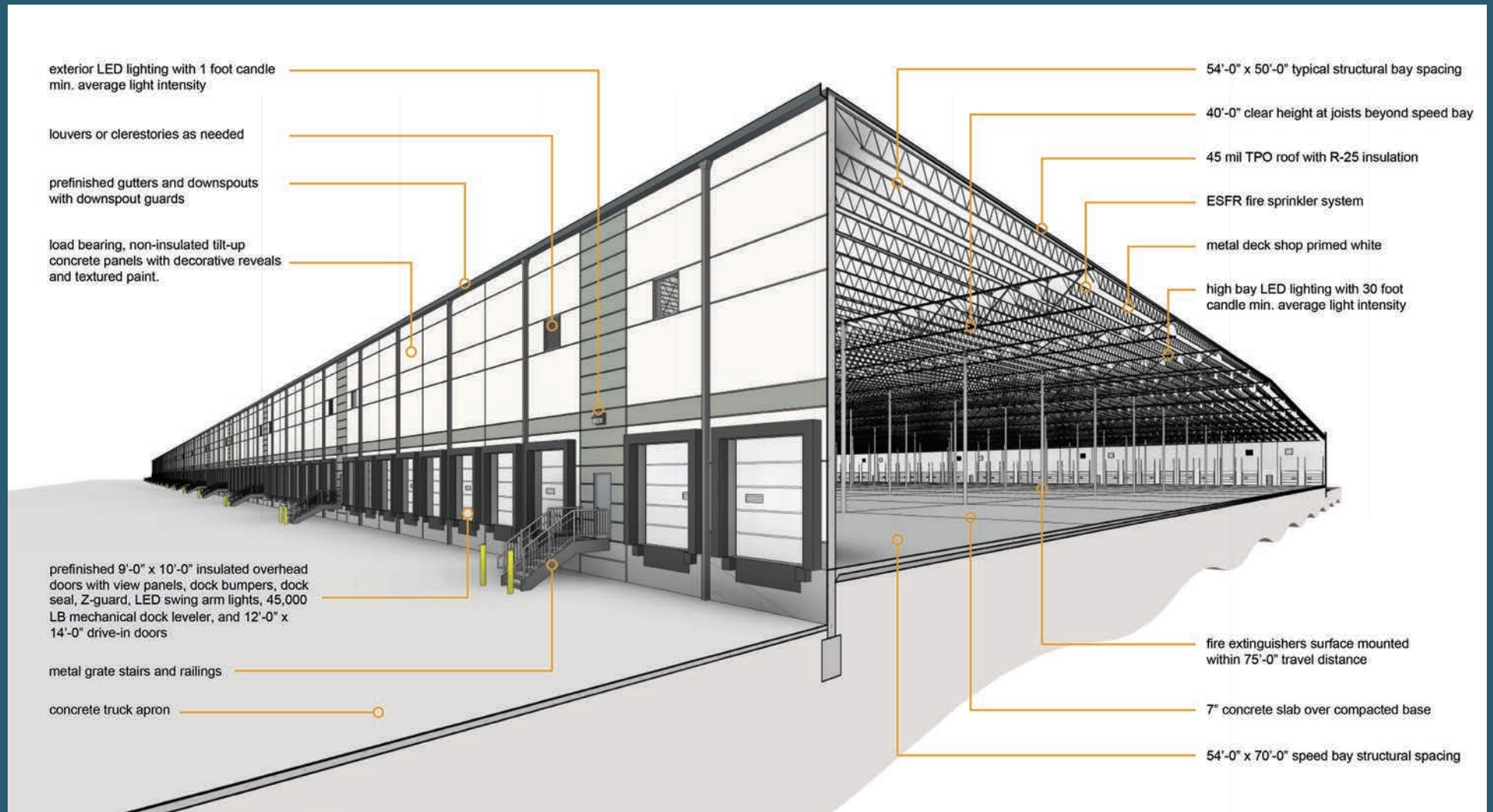
BUILDING PHOTOS AND RENDERING



INTERIOR BUILDING PHOTOS



BUILDING DETAILS

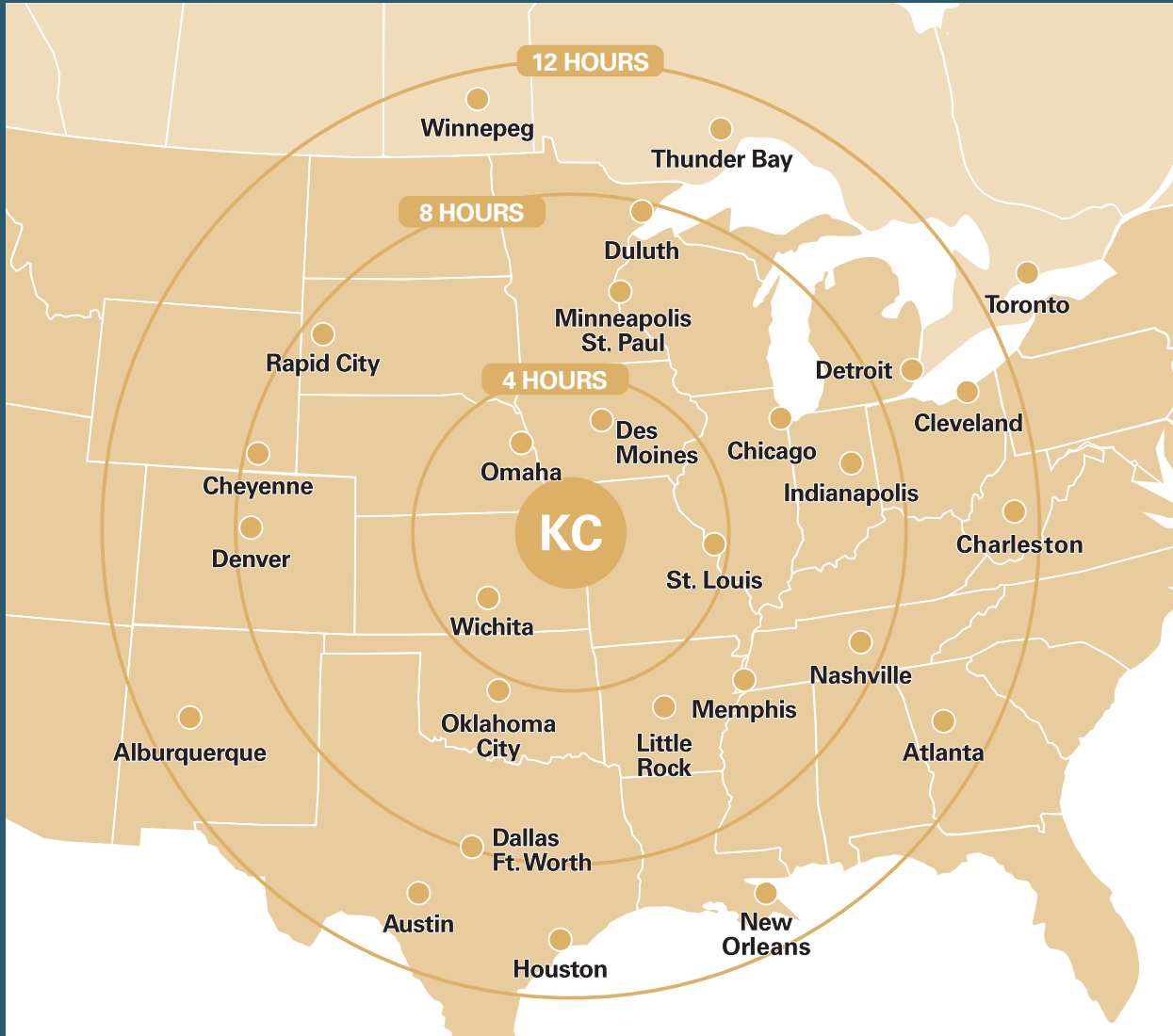


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1	Project Kestrel
2	Edged Kansas City
3	LightEdge
4	QTS Data Centers
5	Meta
6	Google
7	Project Pilot
8	LightEdge
9	TierPoint
10	State Farm
11	TierPoint
12	Lincoln Rackhouse
13	Rackspace KC MC1
14	Metrobloks
15	NOCIX I & II
16	Netrality
17	Netrality
18	Iron Mountain
19	EvoSwitch
20	Lumen
21	Lumen
22	Lumen
23	Patmos
24	Red Wolf DCD Properties
25	Connect Data Centers
26	QTS Data Centers
27	DataBank - KC I & III
28	DataBank - KC II

= OPERATIONAL

TRANSPORTATION INFRASTRUCTURE



Largest rail center in US by tonnage

4 intermodal centers

4 class 1 rail lines

Located at the intersection of four major U.S. highways

85% of US Population can be reached in 1-2 day truck drive

30% more interstate miles per capita than any other city in the nation
