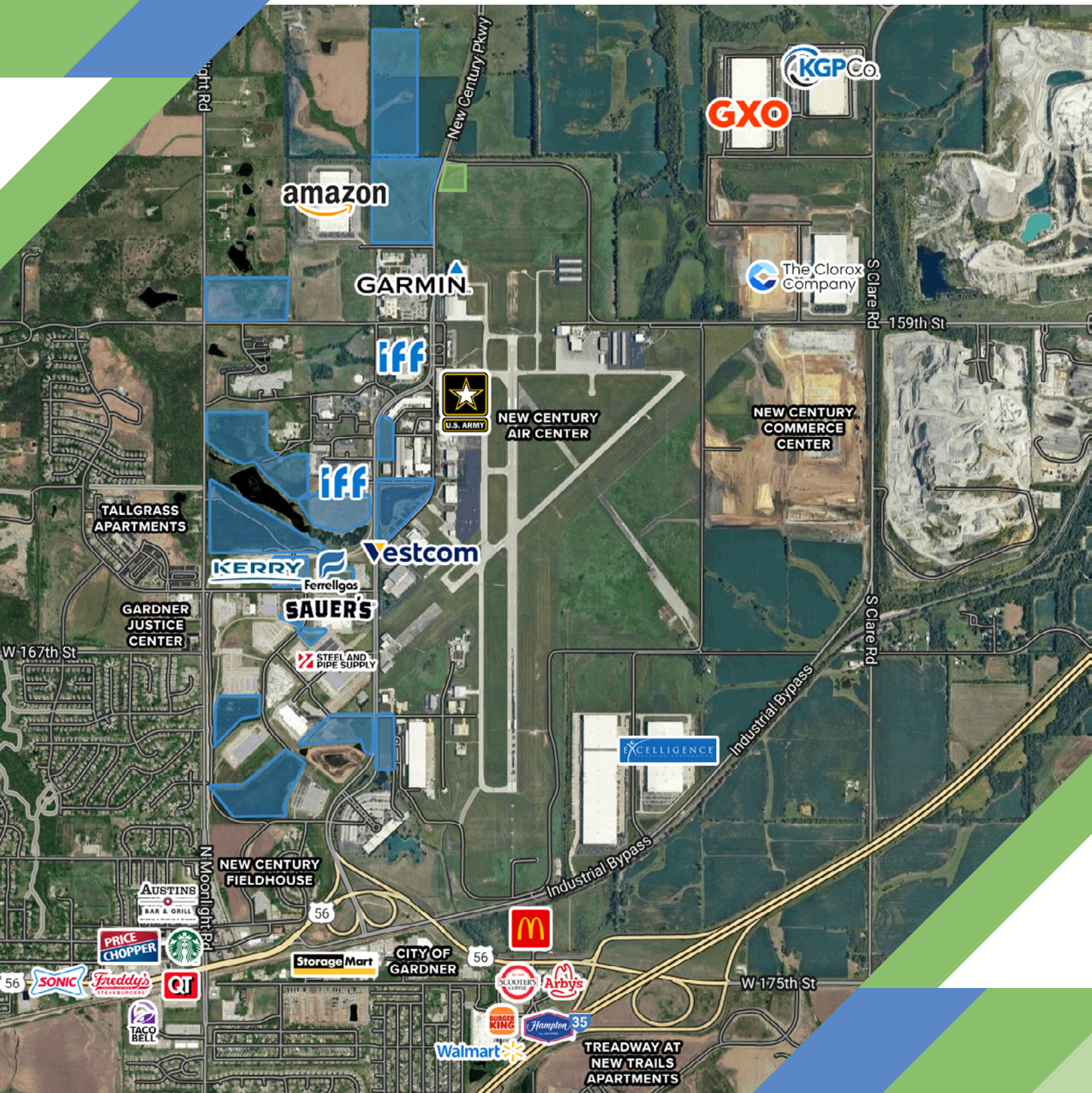


New Century AirCenter

Available Industrial Development Sites



SITE OVERVIEW

New Century AirCenter is a 1,500 acre business park that includes the third busiest airport in the Kansas City area. It is positioned less than a mile from I-35 and has direct access to BNSF's main rail line.

There is currently ± 193 acres available for lease at flexible term lengths. The park consists of a diverse line of tenants such as Amazon, Garmin, and IFF.

The site is a BNSF certified site and located minutes from their Intermodal Facility. Several available sites have rail spur access. On-site rail car storage can be available. The airport owns a digital track scale for weighing requirements.



The site's infrastructure capabilities available include: electricity via Evergy, telecommunications via AT&T, natural gas via Atmos Energy, water via the Airport Commission, and sewer via Johnson County Wastewater.



Electric

Evergy

- 12.47 kV/ 3-phase distribution
- Nearest distribution substation: 2.5 miles from site
- Nearest transmission line: 161kV (1.25 miles from site)
- Dual loop system



Water

Johnson County
Airport Commission

- Up to 12" line
- 3000 gpm at 80 psi regulated flow capacity



Gas

Atmos

- 4" – 6" gas main
- Available to proposed sites



Sewer

Johnson County
Wastewater

- 8" and larger lines
- 1.65 mgd capacity
- .79 mgd average daily flow (2019)



Telecom

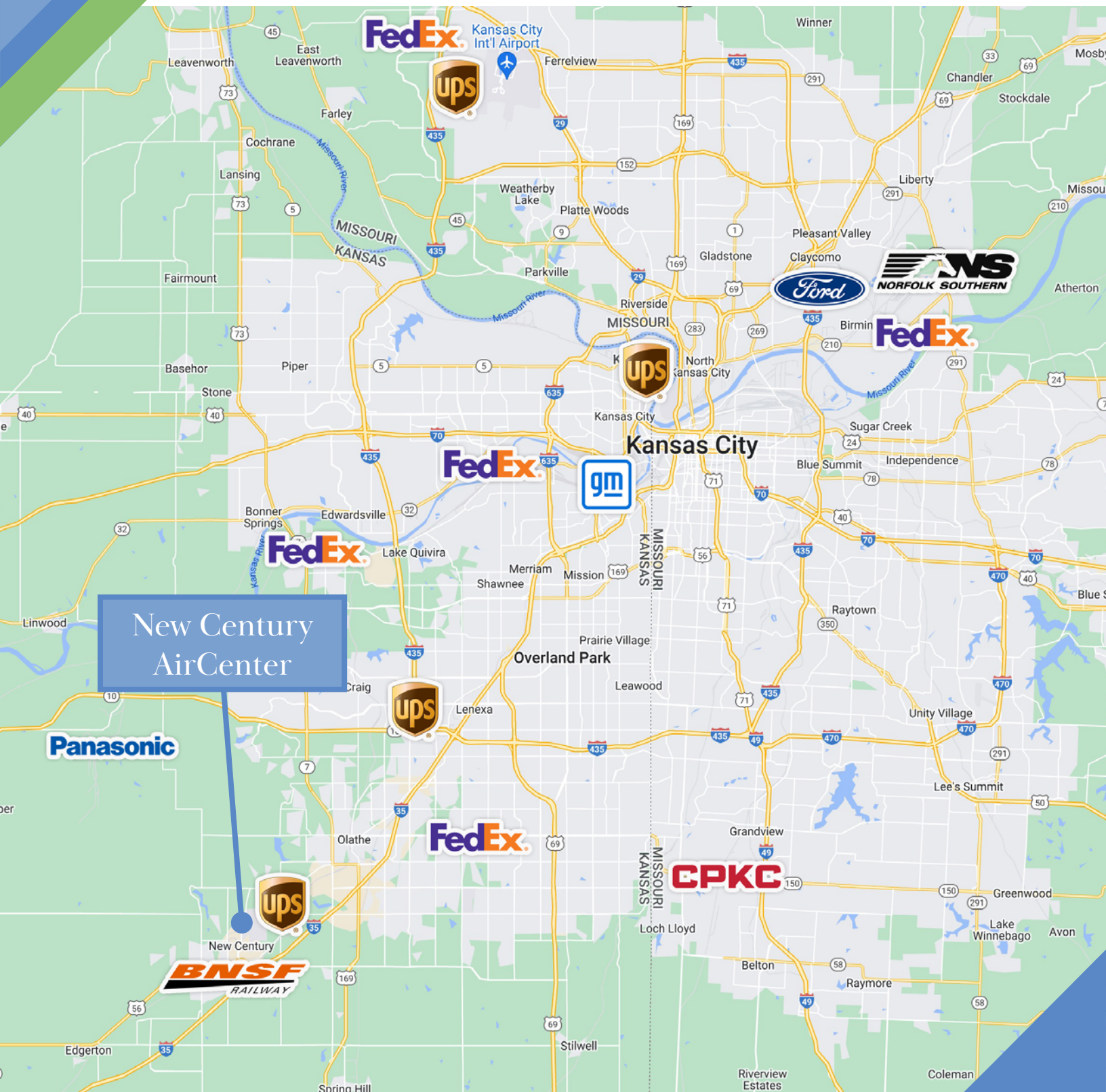
AT&T

- Access to a T-1 carrier
- Number 5 ESS central office
- Fiber optics
- Self-healing network capabilities

SITE LOCATION



A map showing the location of the site in the Kansas City area. The map includes major highways (I-435, I-29, I-70, I-670, I-480, I-20, I-170, I-490, I-535, I-540, I-550, I-560, I-570, I-580, I-590, I-600, I-610, I-620, I-630, I-640, I-650, I-660, I-670, I-680, I-690, I-700, I-710, I-720, I-730, I-740, I-750, I-760, I-770, I-780, I-790, I-800, I-810, I-820, I-830, I-840, I-850, I-860, I-870, I-880, I-890, I-900, I-910, I-920, I-930, I-940, I-950, I-960, I-970, I-980, I-990, I-1000) and local roads (US-73, US-45, US-291, US-169, US-20, US-170, US-480, US-535, US-540, US-550, US-560, US-570, US-580, US-590, US-600, US-610, US-620, US-630, US-640, US-650, US-660, US-670, US-680, US-690, US-700, US-710, US-720, US-730, US-740, US-750, US-760, US-770, US-780, US-790, US-800, US-810, US-820, US-830, US-840, US-850, US-860, US-870, US-880, US-890, US-900, US-910, US-920, US-930, US-940, US-950, US-960, US-970, US-980, US-990, US-1000). The site is located near the intersection of I-435 and I-29, south of the Kansas City International Airport. The map also shows the locations of Leavenworth, East Leavenworth, Farley, Cochrane, Ferrelview, Winner, and the FedEx and UPS logos.



SITE HIGHLIGHTS



**EASY ACCESS
TO I-35 VIA
56 HIGHWAY**



**LAND LEASES
WITH FLEXIBLE
TERM LENGTH**



**RAIL SERVED SITES
AVAILABLE
(SERVED BY BNSF)**





**ECONOMIC
INCENTIVES
AVAILABLE**





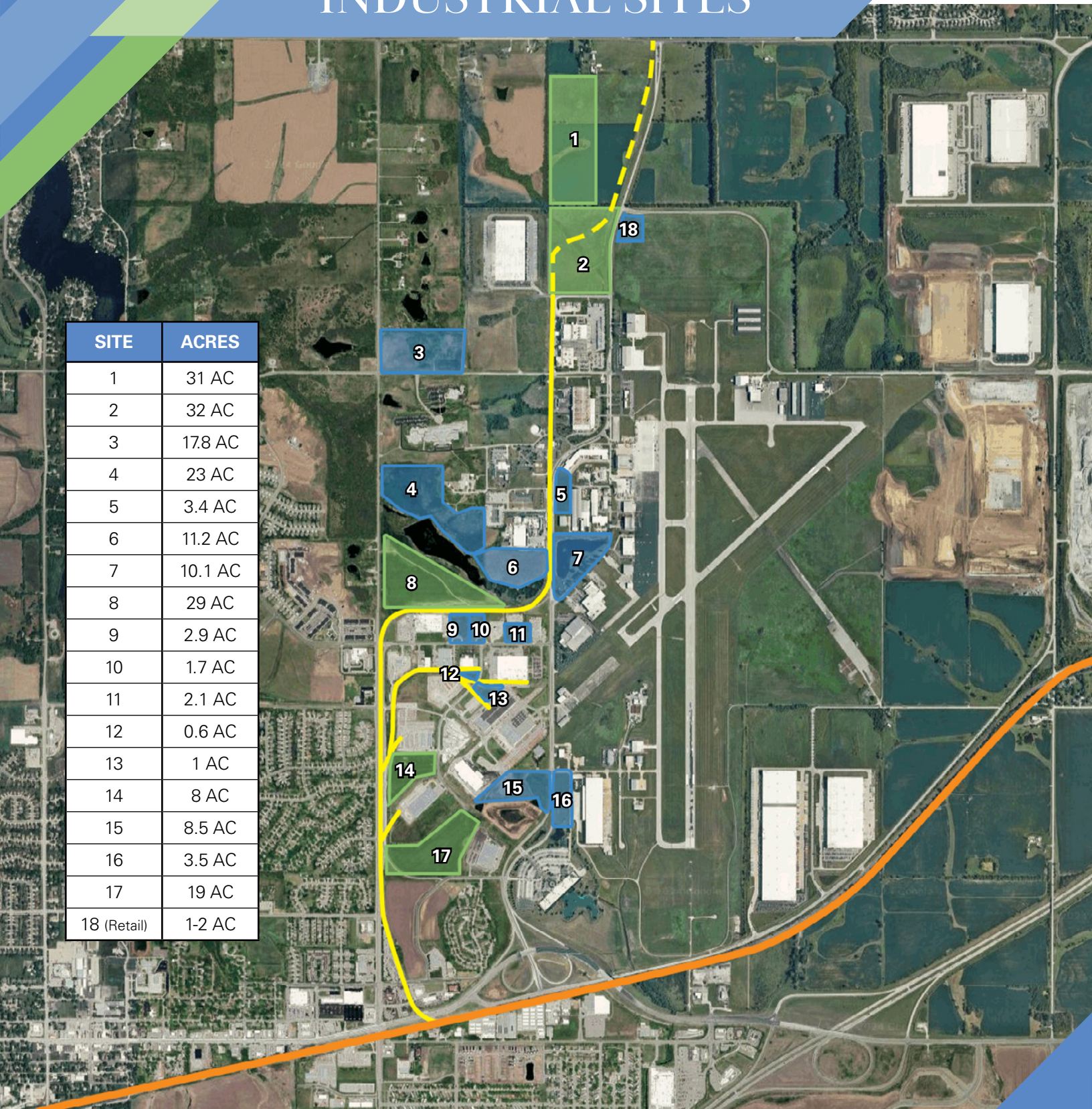
**INQUIRE FOR
INDIVIDUAL SITE
PRICING**

INDUSTRIAL SITES

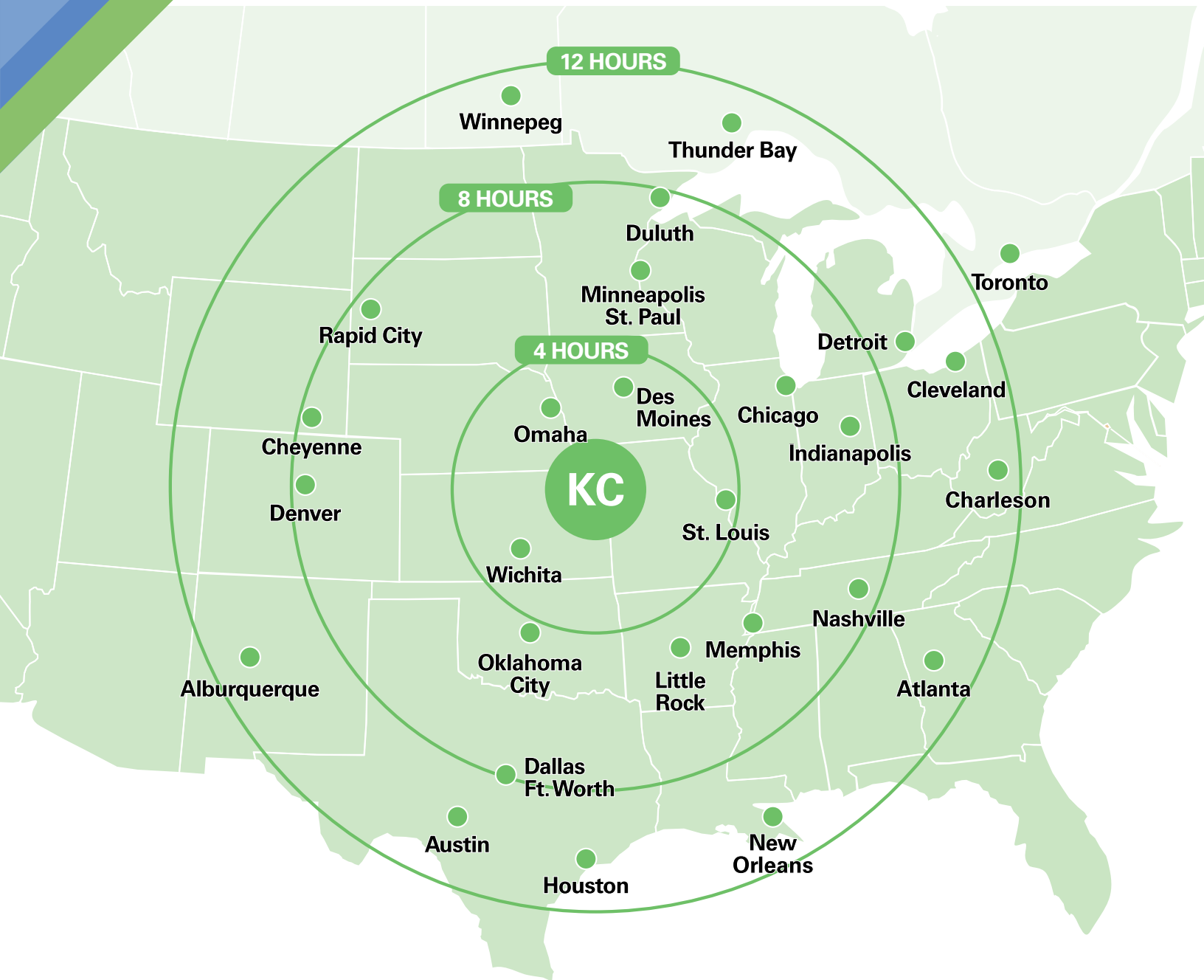
SITE	ACRES
1	31 AC
2	32 AC
3	17.8 AC
4	23 AC
5	3.4 AC
6	11.2 AC
7	10.1 AC
8	29 AC
9	2.9 AC
10	1.7 AC
11	2.1 AC
12	0.6 AC
13	1 AC
14	8 AC
15	8.5 AC
16	3.5 AC
17	19 AC
18 (Retail)	1-2 AC

 Potential Rail Served Site
 BNSF Track

 JCAX Track
 Future JCAX Track



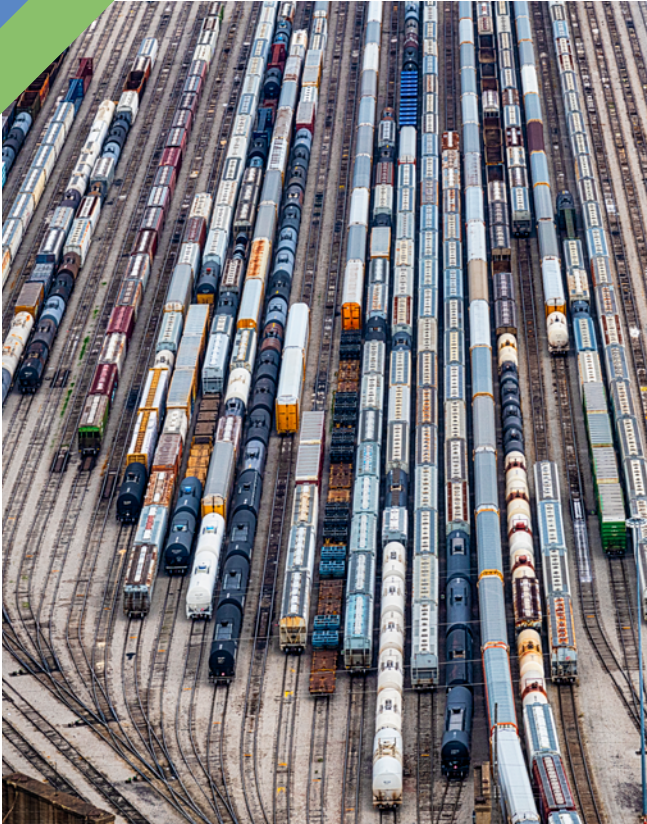
TRANSPORTATION INFRASTRUCTURE



- ▶ 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

KANSAS CITY INDUSTRIAL STRENGTH



- ▶ FOREIGN TRADE ZONE (FTZ): more space than any other US city
- ▶ #2 Auto hub for manufacturing and assembly in USA according to Brookings Institution
- ▶ Workforce 150,000+ manufacturing and logistics employees in Kansas City
- ▶ New world class airport opened in 2023
- ▶ 2.5 million metro population
- ▶ 335 million sf industrial market
- ▶ 15th largest industrial market in the US
- ▶ Top 12 industrial market for net absorption in the US in 2023

