

- SPEC OR BTS (BUILD-TO-SUIT) – UP TO 2,100,000 SF
- 150.90 ACRES



STATE-OF-THE-ART INDUSTRIAL DEVELOPMENT



SWC 175TH ST & HEDGE LN • OLATHE, KANSAS



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PARK DETAILS

HEDGE INDUSTRIAL PARK – SOUTH

Hedge Industrial Park – South is located in Olathe, Kansas by I-35, Highway 169, and 175th Street. This new development project offers unparalleled highway access and seamless connectivity to the Kansas City Metro.



HEDGE
INDUSTRIAL PARK
SOUTH

DRIVE TIMES

2.4 MILES

INTERSTATE 35

2.7 MILES

HIGHWAY 169

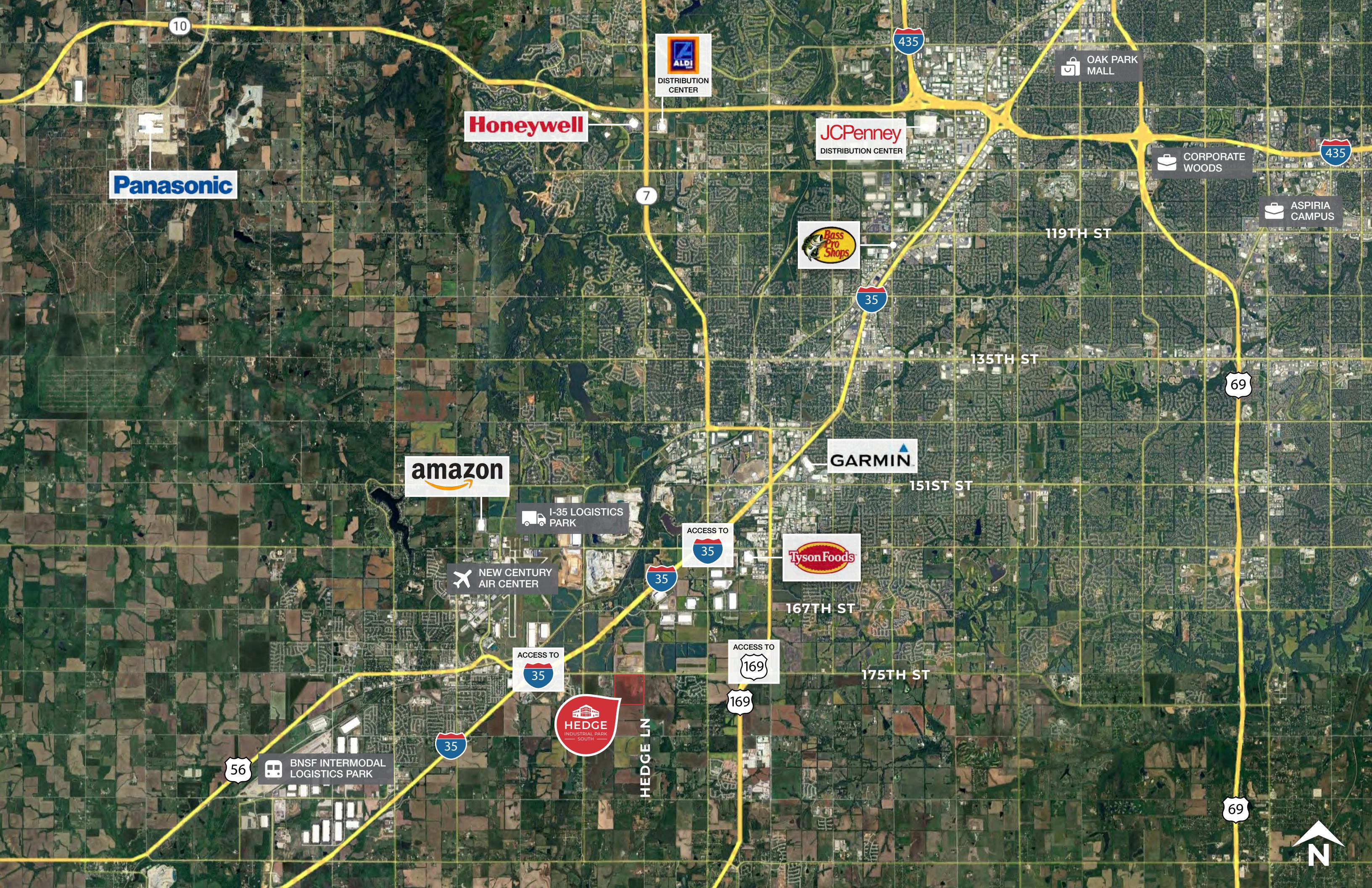
5 MILES

NEW CENTURY AIRPORT

11 MILES

BNSF INTERMODAL

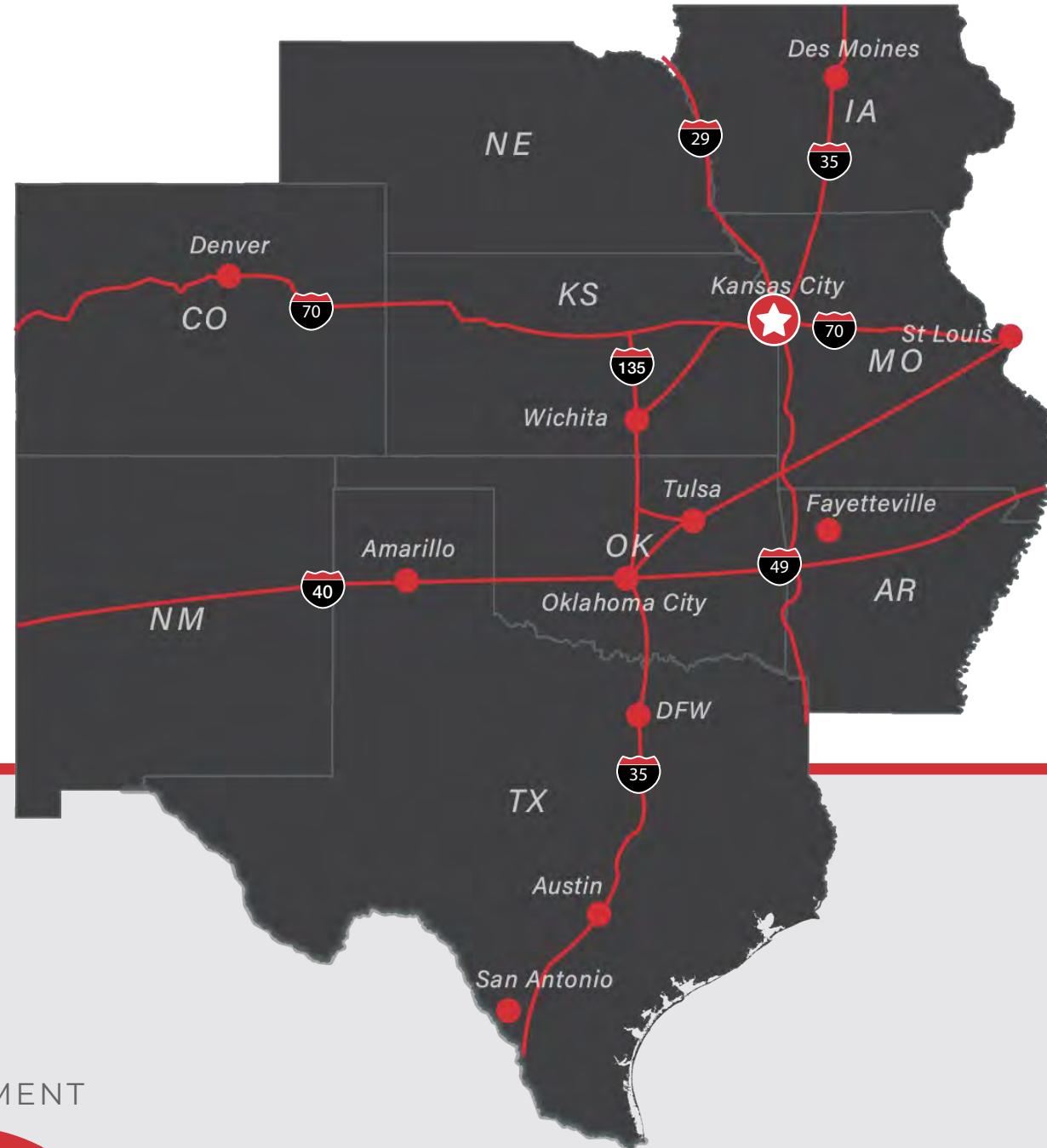




DRIVE TIME MAP

HEDGE INDUSTRIAL PARK - SOUTH

WICHITA	2 Hrs 29 Mins
TULSA	3 Hrs 32 Mins
ST. LOUIS	4 Hrs 6 Mins
OKLAHOMA CITY	4 Hrs 38 Mins
DALLAS / FORT WORTH:	7 Hrs 31 Mins
DENVER	8 Hrs 32 Mins



DEMOGRAPHICS

KANSAS CITY MSA



2,238,618

TOTAL POPULATION



1,203,118

TOTAL LABOR FORCE



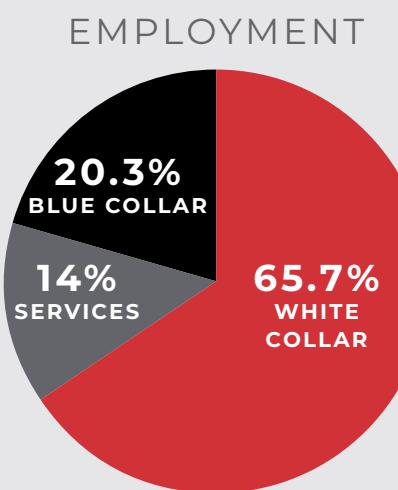
\$76,890

MEDIAN HOUSEHOLD INCOME



38.7

MEDIAN AGE



3.8%
UNEMPLOYMENT RATE



EDUCATION

9.8%

NO HIGH SCHOOL DIPLOMA

22.4%

HIGH SCHOOL GRADUATE

19.3%

SOME COLLEGE

48.7%

BACHELORS DEGREE OR HIGHER



INDUSTRY CONCENTRATION

49%

SERVICES

10.5%

RETAIL TRADE

9%

MANUFACTURING

8.7%

FINANCE, INSURANCE, REAL ESTATE

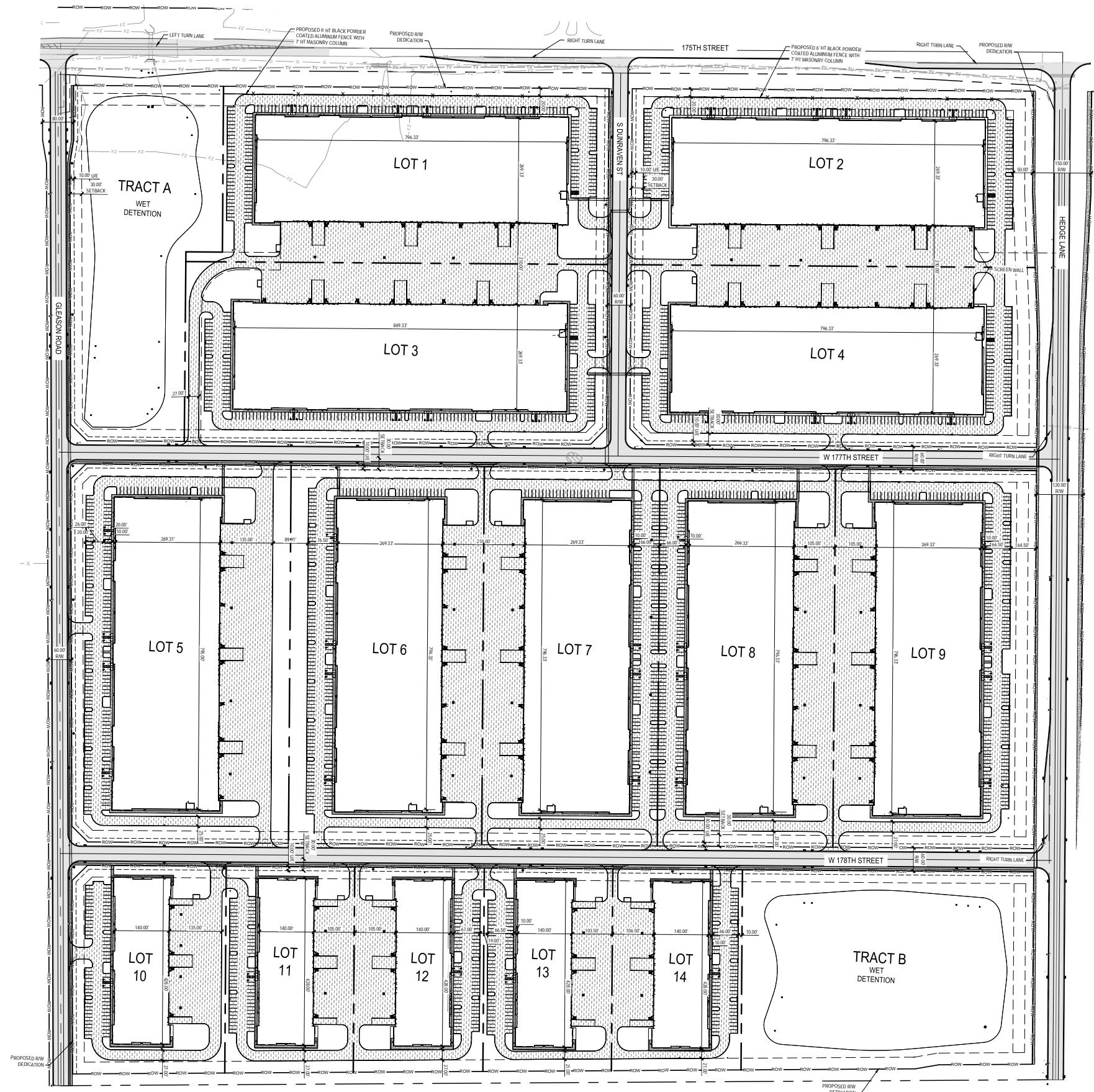
NAI Heartland

ASPEN FUNDS

HEDGE
INDUSTRIAL PARK
SOUTH

SITE PLAN

HEDGE INDUSTRIAL PARK – SOUTH



HEDGE INDUSTRIAL PARK — SOUTH —



HEDGE
INDUSTRIAL PARK
SOUTH

WESTERN
AUTO

WHY KANSAS CITY?

The Kansas City market is a strategic hub for industrial operations. A prime location for your next industrial facility, Kansas City offers a central location, robust transportation network, strong utility infrastructure, available real estate, skilled workforce, and low operating costs.



TOP 15 INDUSTRIAL
MARKET



TOP 10 US CITY FOR
FOREIGN BUSINESS



190,000+
MANUFACTURING &
LOGISTICS EMPLOYEES
IN THE REGION



12TH HIGHEST NET
ABSORPTION AMONG
TOP US INDUSTRIAL
MARKETS



REACH 90% OF THE
CONTINENTAL UNITED
STATES IN 2 DAYS OR
LESS



BUSINESS FRIENDLY
FOREIGN TRADE ZONE



4 CLASS 1 RAIL LINES &
4 INTERMODAL PARKS



**LARGEST NAVIGABLE
INLAND WATERWAY** IN
THE US



NEW STATE-OF-THE-ART AIRPORT TERMINAL
THAT HANDLES MORE AIR CARGO THAN ANY AIR CENTER IN A SIX-STATE REGION



4 MAJOR INTERSTATE HIGHWAYS WITH **30% MORE INTERSTATE MILES PER CAPITA** THAN ANY MAJOR US METRO

BIG THINGS ARE HAPPENING IN KANSAS CITY



NEW KCI TERMINAL

In February 2023, Kansas City unveiled its state-of-the-art single terminal airport, featuring 40 gates, 6,200 garage parking spaces, and more than 50 shops and restaurants—over 80% of which are locally owned. With 157 daily departures, the new terminal has quickly become a major hub for travelers. Since its opening, it has seen record-breaking passenger traffic and has earned widespread recognition, including multiple national and international awards. In July 2024, it was ranked among the Top 10 airports in the U.S. by Travel + Leisure.



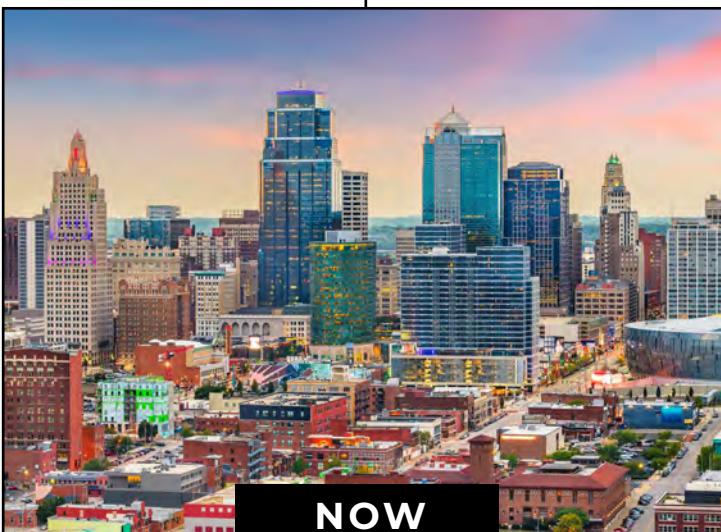
KC CURRENT STADIUM

The Kansas City Current made history with the opening of CPKC Stadium—the first stadium in the world purpose-built exclusively for a professional women's soccer team. The 11,500-seat venue hosted its inaugural match in March 2024 and stands as a bold symbol of progress in women's sports. The team and stadium are backed by high-profile co-owners Brittany and Patrick Mahomes, the superstar quarterback of the Kansas City Chiefs, and his wife, whose support has helped elevate the club on and off the field.



FIFA WORLD CUP

The Kansas City region is proudly known as the Heart of America—and it's also a premier destination for sports fans of all kinds. In 2026, the metro area will host six FIFA World Cup matches, including four group-stage fixtures and two knockout round games. Beyond hosting, Kansas City's impact stretches even further: KC-based firms are contributing to the design of 13 out of the 16 World Cup venues across North America, showcasing the region's world-class talent on a global stage.



REGIONAL WINS

Between 2020 and 2024, the Kansas City metro added 58,291 new residents—outpacing population growth in major cities like Boston, Chicago, Cincinnati, Minneapolis, and Philadelphia, according to the U.S. Census Bureau. Kansas City also ranks as a top Midwestern market for net migration, attracting new residents from states including Texas, California, Colorado, Illinois, Florida, and many more. Looking ahead, the region is projected to grow another 9.5% by 2040. Kansas City is also a national logistics powerhouse—home to the largest rail center in the U.S. by tonnage—and boasts a manufacturing workforce that's 16.4% more productive than the national average.



HEDGE INDUSTRIAL PARK SOUTH

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