

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



HEDGE
INDUSTRIAL PARK
— SOUTH —

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.



DRIVE TIMES

2.4 MILES
INTERSTATE 35

2.7 MILES
HIGHWAY 169

5 MILES
NEW CENTURY AIRPORT

11 MILES
BNSF INTERMODAL





Panasonic

Honeywell



JCPenney
DISTRIBUTION CENTER

OAK PARK
MALL

CORPORATE
WOODS

ASPIRIA
CAMPUS



119TH ST

135TH ST

69

amazon

I-35 LOGISTICS
PARK

NEW CENTURY
AIR CENTER

GARMIN

151ST ST

Tyson Foods

167TH ST

175TH ST

ACCESS TO
35



HEDGE LN

ACCESS TO
169

169

56

BNSF INTERMODAL
LOGISTICS PARK

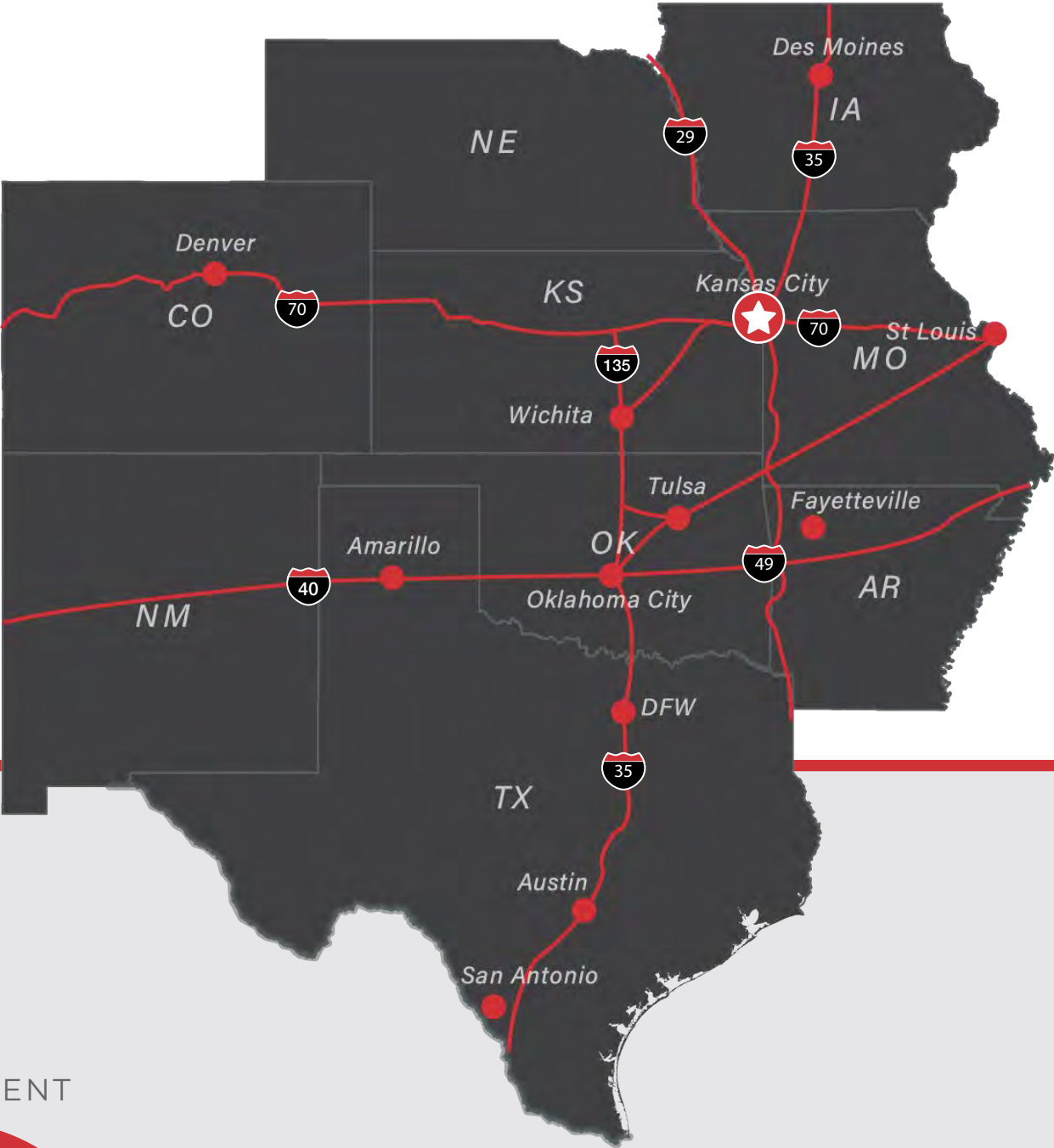
35



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 |



NAI Heartland
ASPEN FUNDS®



DEMOGRAPHICS

KANSAS CITY MSA



2,238,618
TOTAL
POPULATION



1,203,118
TOTAL LABOR
FORCE

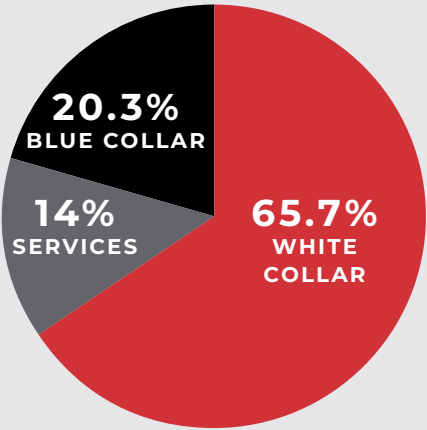


\$76,890
MEDIAN
HOUSEHOLD
INCOME



38.7
MEDIAN AGE

EMPLOYMENT



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

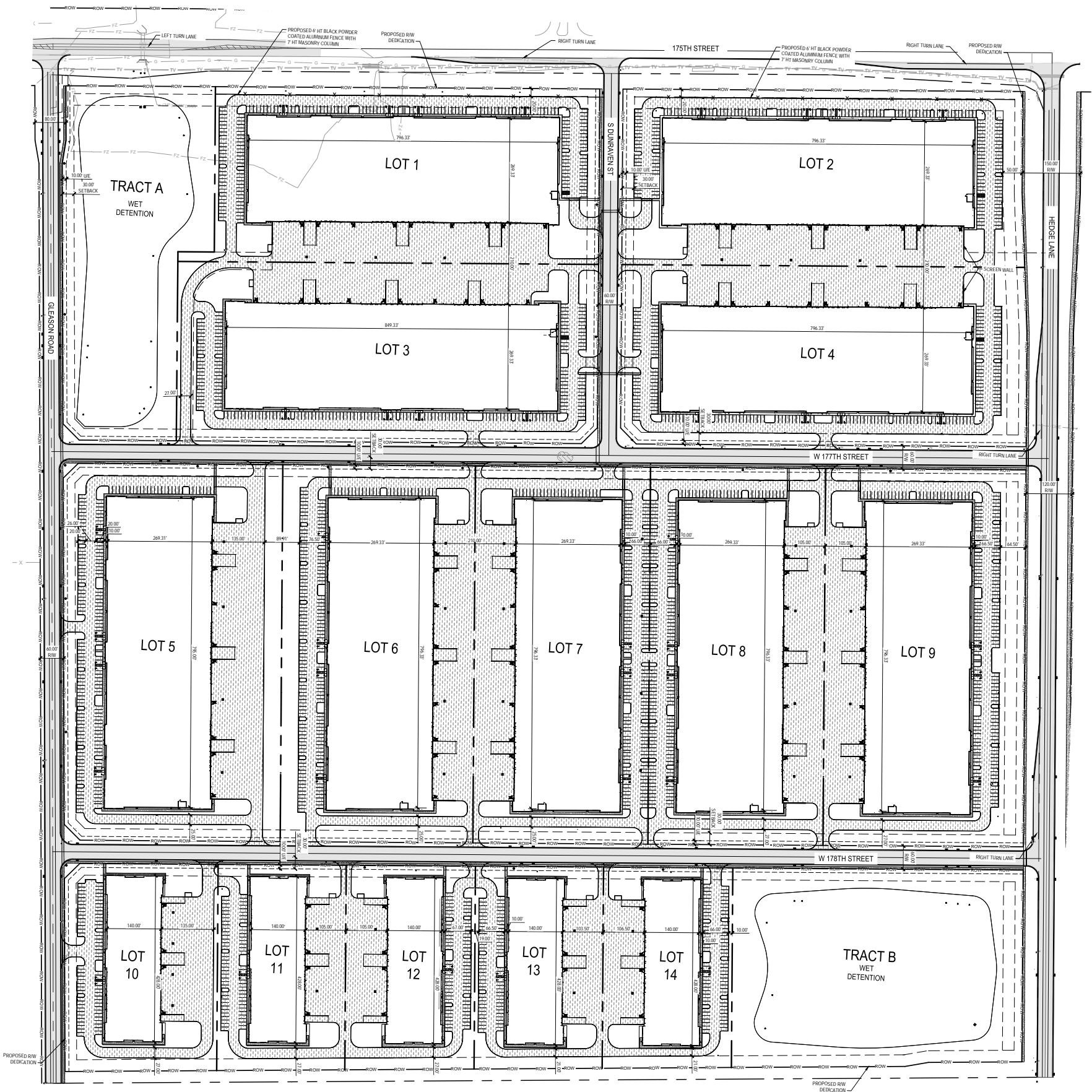
10.5%
RETAIL
TRADE

9%
MANUFACTURING

8.7%
FINANCE,
INSURANCE,
REAL ESTATE

SITE PLAN

HEDGE INDUSTRIAL PARK – SOUTH





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**



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



4 CLASS 1 RAIL LINES & 4 INTERMODAL PARKS



LARGEST NAVIGABLE INLAND WATERWAY IN THE US



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.



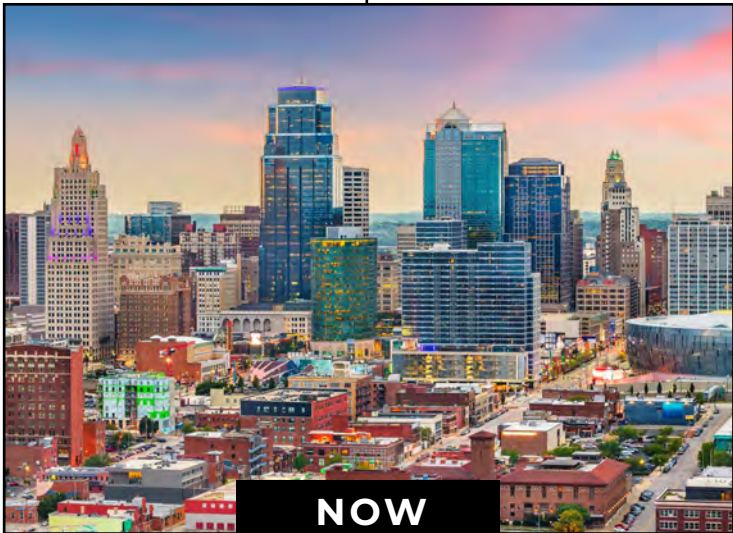
FIFA WORLD CUP

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.



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.



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.



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