

HUNT MIDWEST BUSINESS CENTER | LOGISTICS VII

505,440± SF AVAILABLE Q2 2027

NE 48th Street
Kansas City, Missouri 64161

FOR LEASE

505,440± SF CROSS DOCK FACILITY
50 DOCK DOORS/4 DRIVE-IN DOORS

95% REAL PROPERTY
TAX ABATEMENT



FOR MORE
INFORMATION
CONTACT

RYAN TOMPKINS

816.206.4347
RTompkins@HuntMidwest.com

AUSTIN BAIER

816.605.2286
Austin.Baier@CBRE.com

MIKE MITCHELSON

816.968.5807
Michael.Mitchelson@CBRE.com

CBRE

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SITE PLAN

NE 48th Street

Kansas City, Missouri 64161



HUNT MIDWEST BUSINESS CENTER

Hunt Midwest Business Center (HMBC) is a 2,500-acre established business park with expansion capabilities. HMBC boasts over 70 companies with a wide variety of industries.

HMBC offers superior access to transportation hubs, highways and available workforce, making it perfect for logistics, e-commerce, manufacturing and distribution for a variety of different industries needing cost-effective solutions.

- Direct access to I-435, I-70, I-35 and I-29
- Excellent local labor force
- Located on KCATA bus route
- Located in the heart of Kansas City's established logistics and ecommerce corridor
- FedEx first-stop/last-stop

0.7 MILES
INTERSTATE 435

3.6 MILES
FORD CLAYCOMO
ASSEMBLY PLANT

4.5 MILES
FEDEX GROUND/FREIGHT
& NORFOLK SOUTHERN
INTERMODAL

21 MILES
KANSAS CITY
INTERNATIONAL AIRPORT



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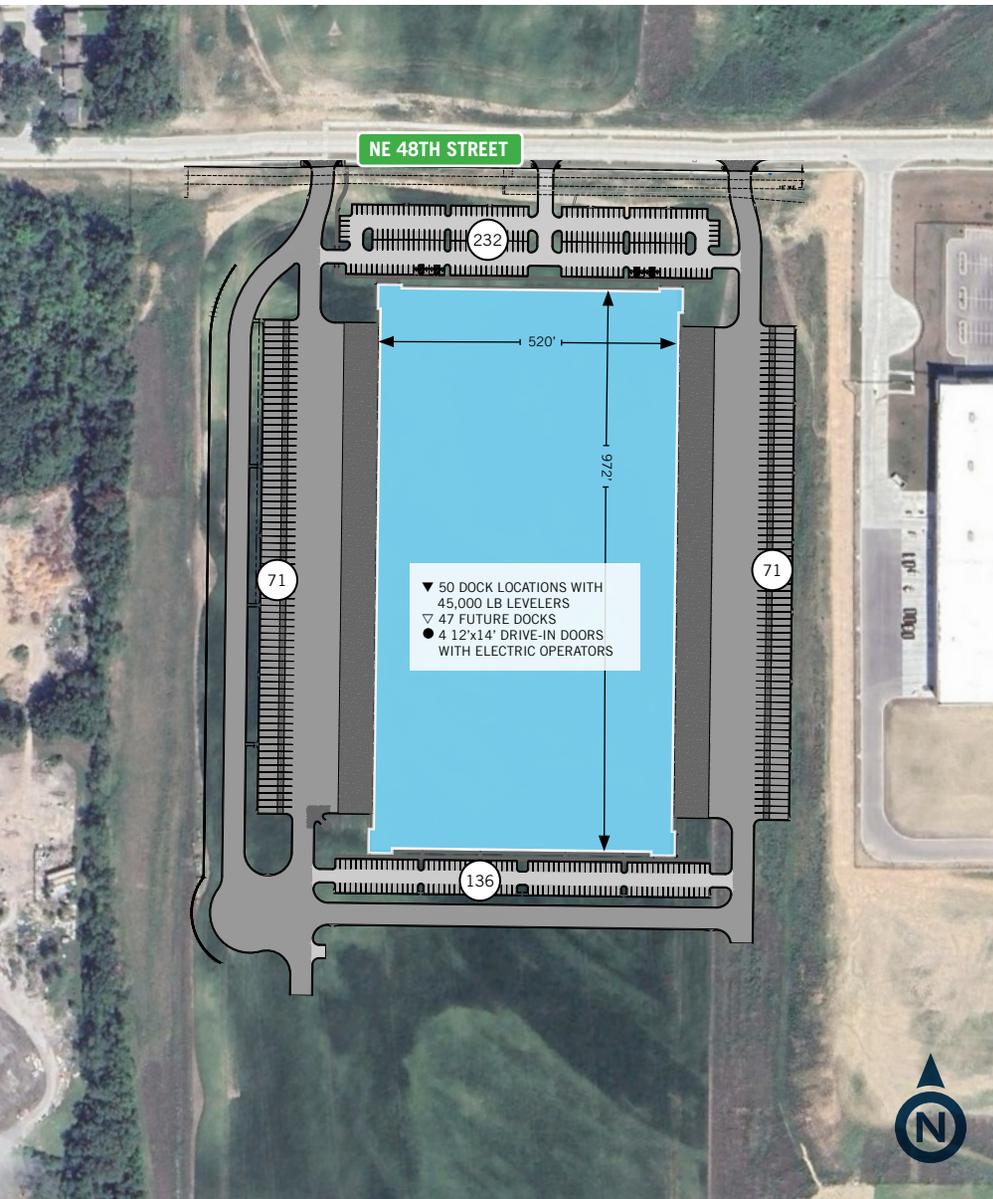


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BUILDING SPECS

NE 48th Street
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BUILDING TYPE	Concrete tilt panels with structural steel frame 1" insulated Low-E glass
BUILDING SIZE	505,440 SF total
BUILDING SPACE DIMENSIONS	520' deep x 972' wide
COLUMN SPACING	50' deep x 54' wide typical, staging bays are 60' deep
CLEAR HEIGHT	36' minimum, 37.5' maximum, measured 6" inside the first column line of the staging bays
ROOF	60 Mil TPO single-ply white membrane, mechanically fastened with: <ul style="list-style-type: none">• Slope 1/4" per foot• 22 gauge B-deck, welded• R-24 insulation for all roofing areas• 20-year manufacturer's warranty• Exterior gutter and downspouts (no internal roof drainage)• Downspouts to outfall into truck courts
BUILDING FLOOR SLAB	7" thick, 4,000 psi concrete typical floor flatness of FF 25 minimum. Floor levelness of FL 20 minimum
FLOOR SEALER	Ashford
DRIVE-IN DOORS	Four (4) 12' x 14' drive-in doors
DOCK DOORS & EQUIPMENT	Fifty (50) 9' x 10' dock-high doors expandable to 97 Z guards, set of dock bumpers, 45,000 lb. dock levelers, 10" dock seals
ELECTRICAL SERVICE	3,000 Amp, 480V
WAREHOUSE LIGHTING	LED fixtures
FIRE PROTECTION SYSTEM	ESFR K-25, operating at 25 PSI
WAREHOUSE HEATING	Gas fired unit heaters with spark ignition, power vents and standard thermostats to maintain a minimum of 23° F above exterior temperature
TRAILER PARKING	142 spaces
CAR PARKING	368 spaces



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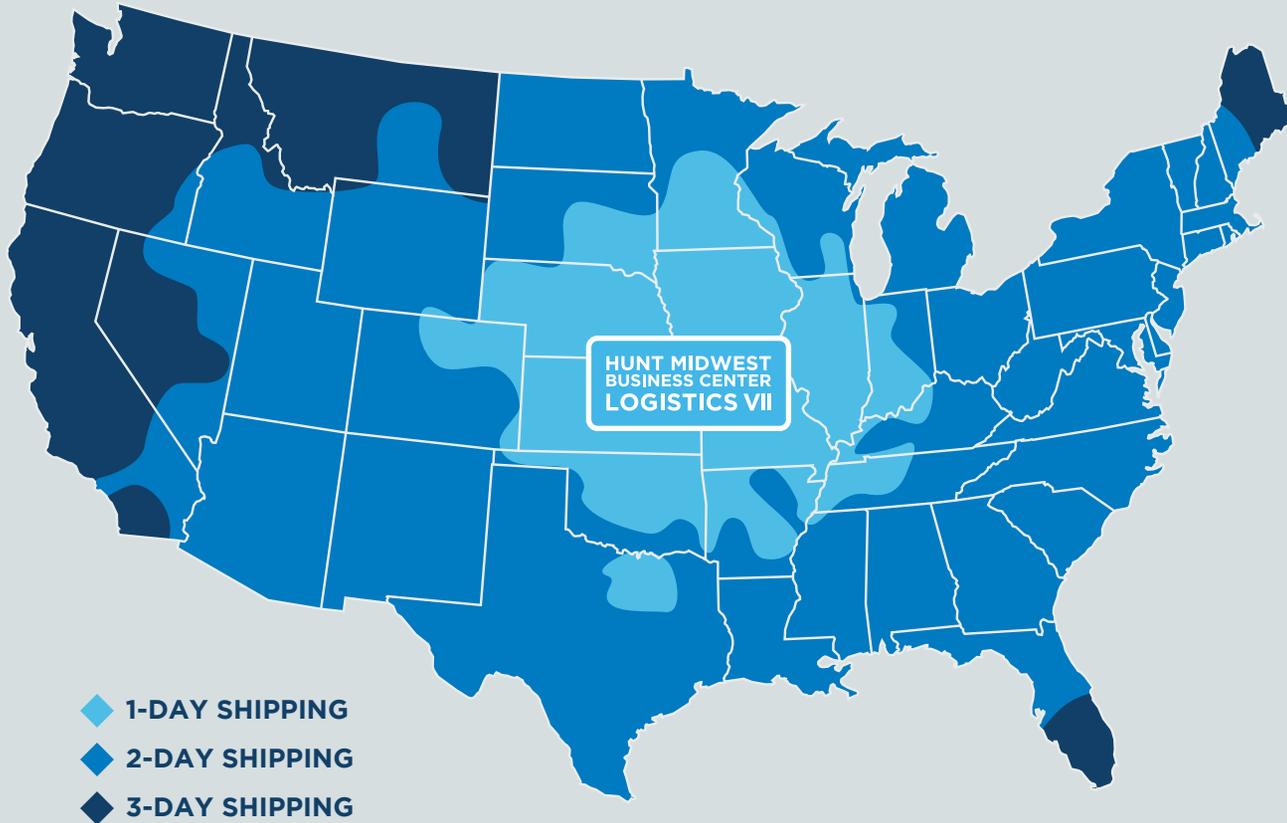
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HUNT MIDWEST BUSINESS CENTER IS LOCATED IN THE EXACT GEOGRAPHIC CENTER OF THE U.S. IN KANSAS CITY, MO

2-DAY SHIPPING TO 90% OF THE U.S.

LOCATION. LOCATION. LOCATION.



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