

Inland Port XI

AT LOGISTICS PARK KANSAS CITY

**± 328,294 SF of Modern Warehouse
Distribution Space Available**

Directly Adjacent to the BNSF Intermodal Facility

30901 W 191st St., Edgerton, KS



CONTACT

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jll.com/kansas-city

Jones Lang LaSalle Brokerage, Inc.

For leasing opportunities at Inland Port XI or LPKC,
contact the exclusive commercial real estate agents
Kevin Wilkerson and Phil Algrim at JLL.
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Masterplan

INLAND PORT XI

Inland Port XI is a 765,211 square foot, state-of-the-art distribution center, with 328,294 square feet available for lease at Logistics Park Kansas City (LPKC). Located in Edgerton, Kansas, a suburb southwest of Kansas City, LPKC is a 3,000+ acre master-planned development that will be served by BNSF Railway's newest intermodal facility.

Inland Port XI can accommodate manufacturing, warehouse and distribution tenants of varying size. Inland Port XI is located near the entrance of BNSF's intermodal facility, which offers access to international and domestic container service along with heavy haul corridor access.



STRATEGICALLY LOCATED

Immediate access to I-35 and minutes from CTPAT Compliant Heavy Haul Corridor for the I-435 loop.



HEAVY HAUL CORRIDOR

faster offloading and quicker distribution.



ECONOMIC INCENTIVES

Aggressive Real Estate Tax Abatement in business-friendly Edgerton, Kansas.



REDUCE TRANSPORTATION COSTS

Improve supply chain performance and efficiencies through reduced drayage costs.



SIZABLE LABOR POOL

Capable of supporting distribution and warehousing operations.



BNSF INTERMODAL

Immediate access to BNSF Railway's Transcontinental main line.

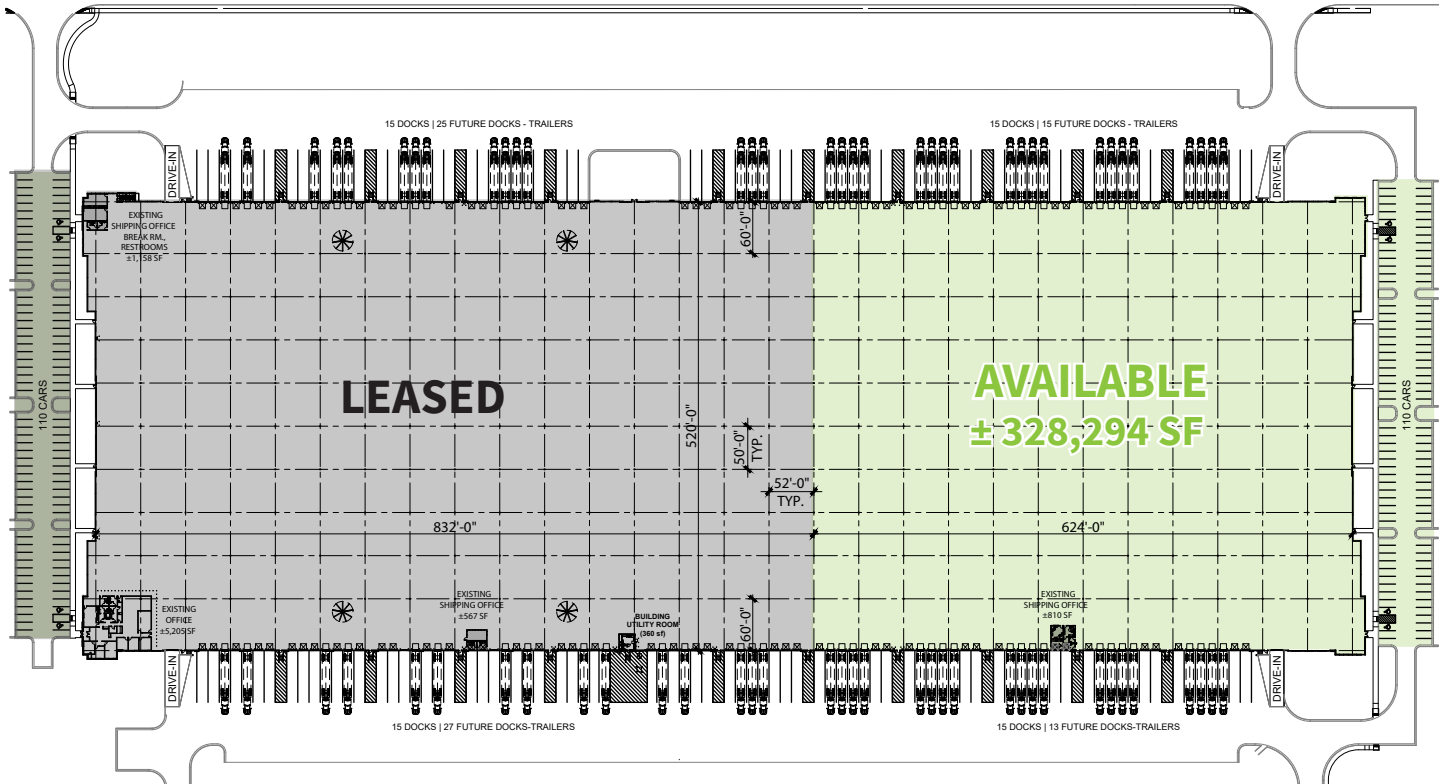


CONGLOBAL

On site yard management solutions, including ground movement, container and chassis storage and maintenance. US customs bonded facility.

Specifications

INLAND PORT XI



Building Size	± 765,211 SF	Electric Service	2,400 Amps, 3-phase
Availability / Divisibility	± 328,294 SF	Lighting	LED Light fixtures with motion sensor
Office	± 810 SF Shipping Office	Heat	High E Gas Fired MAU's
Dimensions	624' x 520'	Parking	± 110
Construction	Concrete Tilt-up	Zoning	Logistics Park
Clear Height	32' Minimum Inside Speed Bay	Year Built	2015
Floor	7" Concrete Slab Unreinforced	Water	JC WD 7
Bay Spacing	50' x 52' (Typical)	Sewer	Edgerton - New Treatment Facility
Speed Bays	60' x 52'	Electricity	Evergry
Fire Protection	ESFR	Gas	Kansas Gas Energy
Loading	30 Dock doors; 2 Drive-in doors	Fire Protection	JC-1
Truck Court	135' (60 Concrete Aprons)	Intermodal Access	± 1 Miles to BNSF Gate
Future Trailer Storage	52+ Future Trailer Positions	I-35 Access	± 3 Miles