

- BUILDING AVAILABILITY - 50,000-800,000 SF
- BUILD-TO-SUIT OPPORTUNITIES
- TAX ABATEMENT AVAILABLE



STATE-OF-THE-ART INDUSTRIAL DEVELOPMENT



ASPEN FUNDS

NAIHeartland **NAI**Martens

HYDRAULIC AVE & 53RD ST • PARK CITY, KS

*IMAGE IS OF A SIMILAR DEVELOPMENT AND DOES NOT EXIST ON THIS SITE

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Managing Director
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PARK DETAILS

PARK CITY COMMERCE CENTER

Park City Commerce Center is located in Park City, Kansas. This development project offers unparalleled highway access and seamless connectivity to the Wichita Metro.

DRIVE TIMES

.5 MILE
INTERSTATE 135

1.8 MILES
K-254

1.8 MILES
INTERSTATE 235

14 MILES
INTERSTATE 35



NALHeartland

NALMartens

 ASPEN FUNDS®



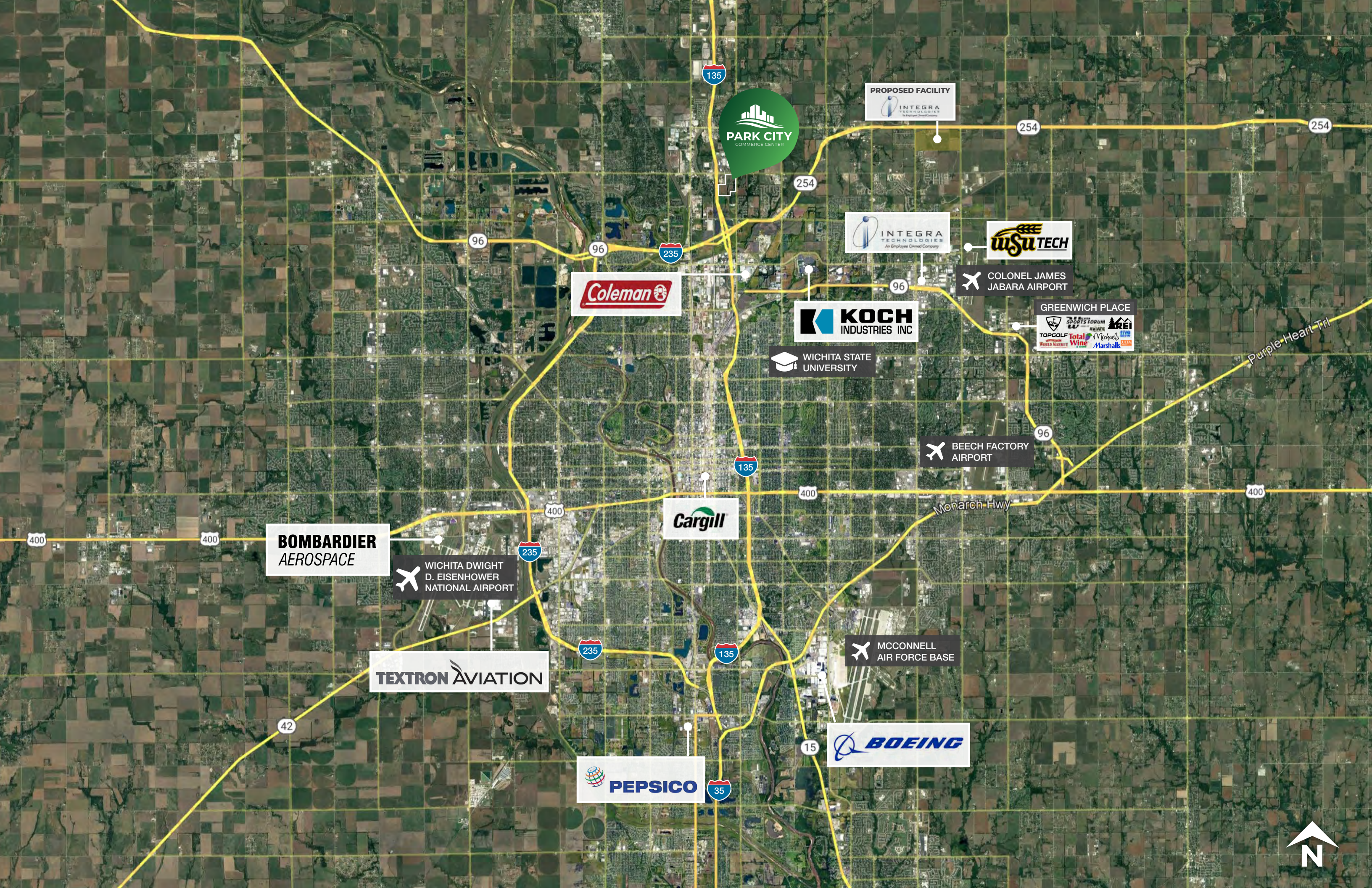


East 53rd St N



N Hydraulic Ave





PROPOSED FACILITY
INTEGRA TECHNOLOGIES
An Employee Owned Company

254

254

INTEGRA TECHNOLOGIES
An Employee Owned Company



COLONEL JAMES JABARA AIRPORT



KOCH INDUSTRIES INC



WICHITA STATE UNIVERSITY

BEECH FACTORY AIRPORT

Cargill

Monarch Hwy

BOMBARDIER AEROSPACE

WICHITA DWIGHT D. EISENHOWER NATIONAL AIRPORT

TEXTRON AVIATION

MCCONNELL AIR FORCE BASE

PEPSICO

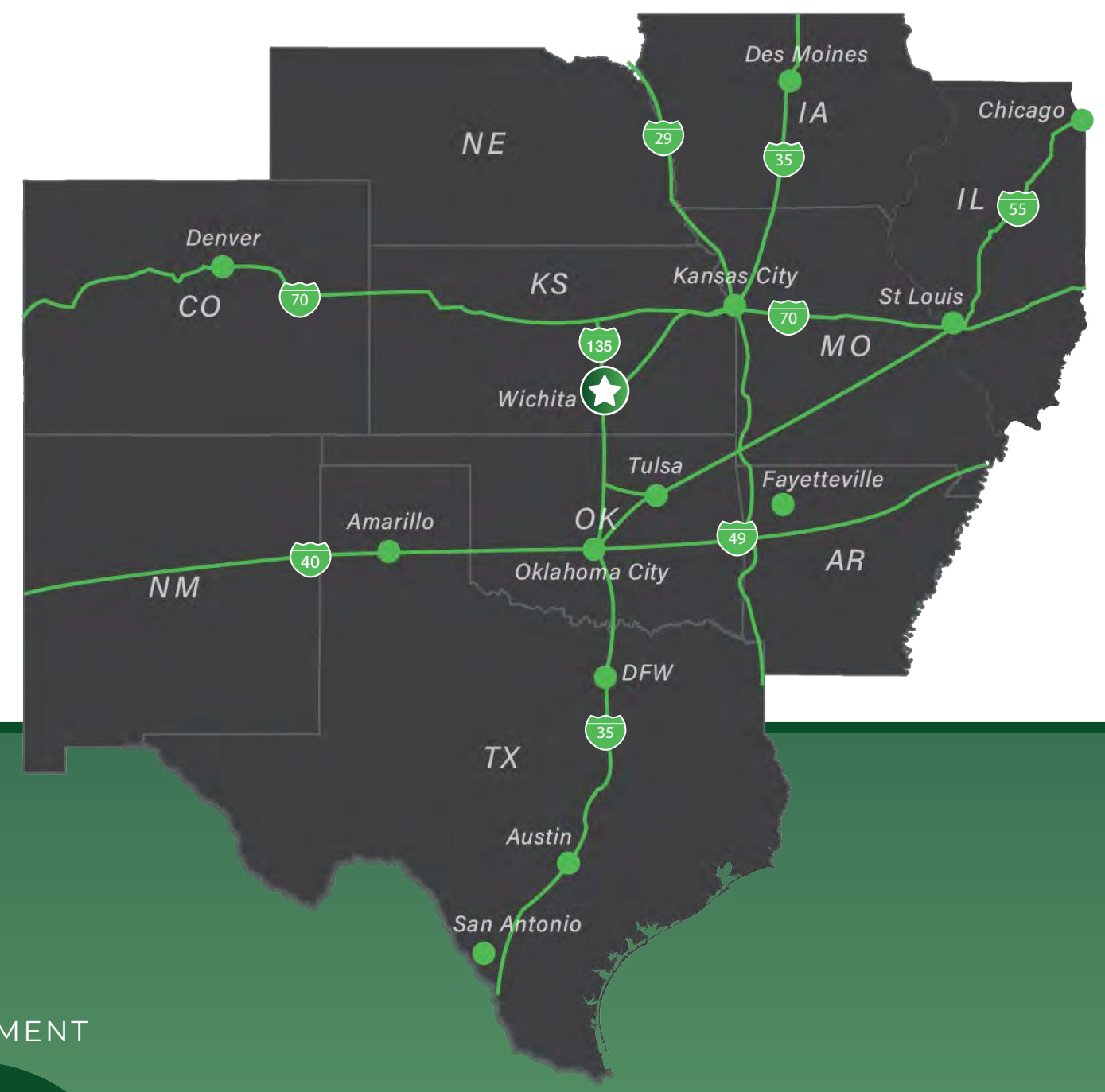
BOEING



DRIVE TIME MAP

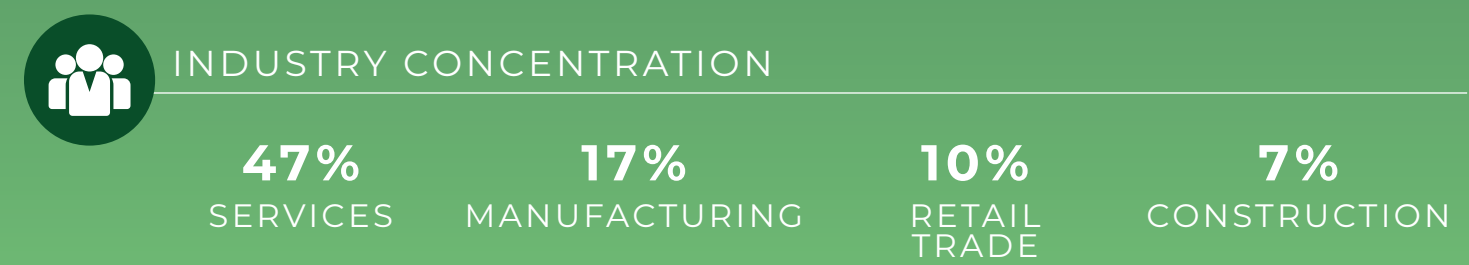
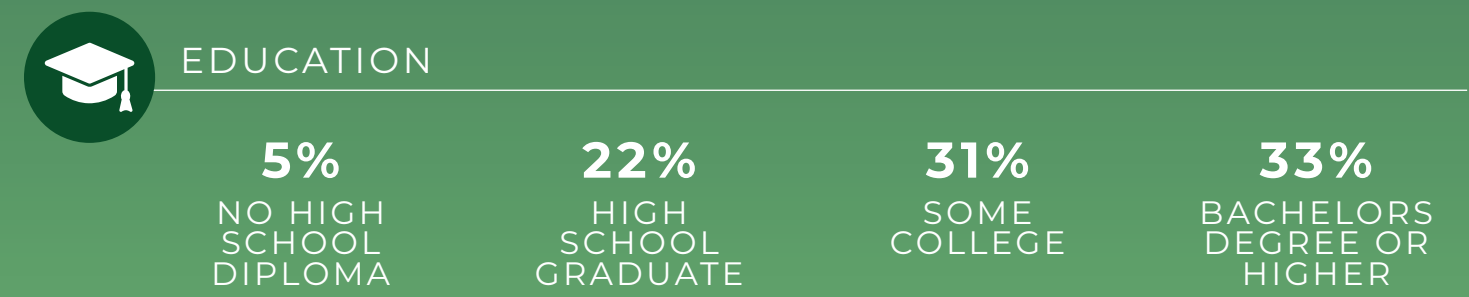
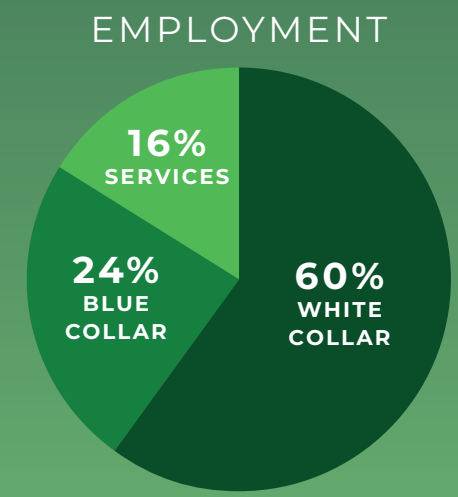
PARK CITY COMMERCE CENTER

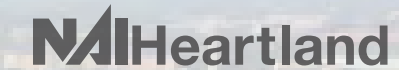
KANSAS CITY:	2 Hrs 33 Mins
OKLAHOMA CITY:	2 Hrs 32 Mins
TULSA:	2 Hrs 41 Mins
DALLAS / FORT WORTH:	5 Hrs 47 Mins
DENVER:	7 Hrs 19 Mins
CHICAGO:	10 Hrs 11 Mins



DEMOGRAPHICS

WICHITA, KS MSA





WHY WICHITA MSA?

Quality of life and livability impacts not only the attitude and productivity of the existing work force, but also the ability of employers to recruit and retain key personnel. Wichita also possesses what many larger metros lack - affordability, short and easy commuting and a high degree of public safety.

Money Magazine listed Wichita as one of the Best Big Cities in the Nation to Live, and Kiplinger's listed Wichita as one of the Top 40 Places to Live Among Cities that are Fun, Vibrant and Affordable. Thrillest named Wichita One of the Coolest Cities in America, and Smart Asset ranked Wichita in it's Top 10 Cities for the Best Work-Life Balance.



BEL AIRE IS ONE OF THE **FASTEST GROWING** CITIES IN THE REGION AND STATE



KANSAS' **COMMERCIAL ENERGY RATES** ARE **7.3% BELOW** THE NATIONAL AVERAGE



WICHITA IS HOME TO **17 UNIVERSITIES & TECHNICAL COLLEGES** CONTRIBUTING TO A PIPELINE OF ALMOST 100,000 STUDENTS.



THE REGION'S CENTRAL LOCATION GIVES DIRECT ACCESS TO BOTH COASTS, CANADA & MEXICO. THREE MAJOR RAIL CARRIERS SERVICE THE REGION.



#1 MANUFACTURING SPECIALIZED REGION IN THE UNITED STATES



#3 US ADVANCED INDUSTRY HOT SPOT



AIR CAPITAL OF THE WORLD - 35% OF ALL GENERAL AVIATION PLANES BUILT IN THE US ARE BUILT IN KANSAS. PLUS, IT'S HOME TO MAJOR COMPANIES LIKE BOMBARDIER & AIRBUS.



KOCH INDUSTRIES INC. & CARGILL PROTEIN ARE THE TWO LARGEST PRIVATELY HELD COMPANIES IN THE US & BOTH **HEADQUARTERED IN WICHITA.**



12% BELOW AVERAGE COST OF LIVING & **#4 BEST VALUE CITY** FOR RAISING A FAMILY



#3 ENGINEERING HUB IN THE NATION BEHIND ONLY SILICON VALLEY & HOUSTON, TX



PARK CITY

COMMERCE CENTER

PROPOSED BUILDING 1 - 281,260 SF | BUILD-TO-SUIT (UP TO 800,000 SF) | TAX ABATEMENT AVAILABLE

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