



BUILDING 3 | 89,141 SF
2,500 AMP MANUFACTURING GRADE POWER



PROPERTY HIGHLIGHTS



2,500 AMP
Manufacturing
Grade Power



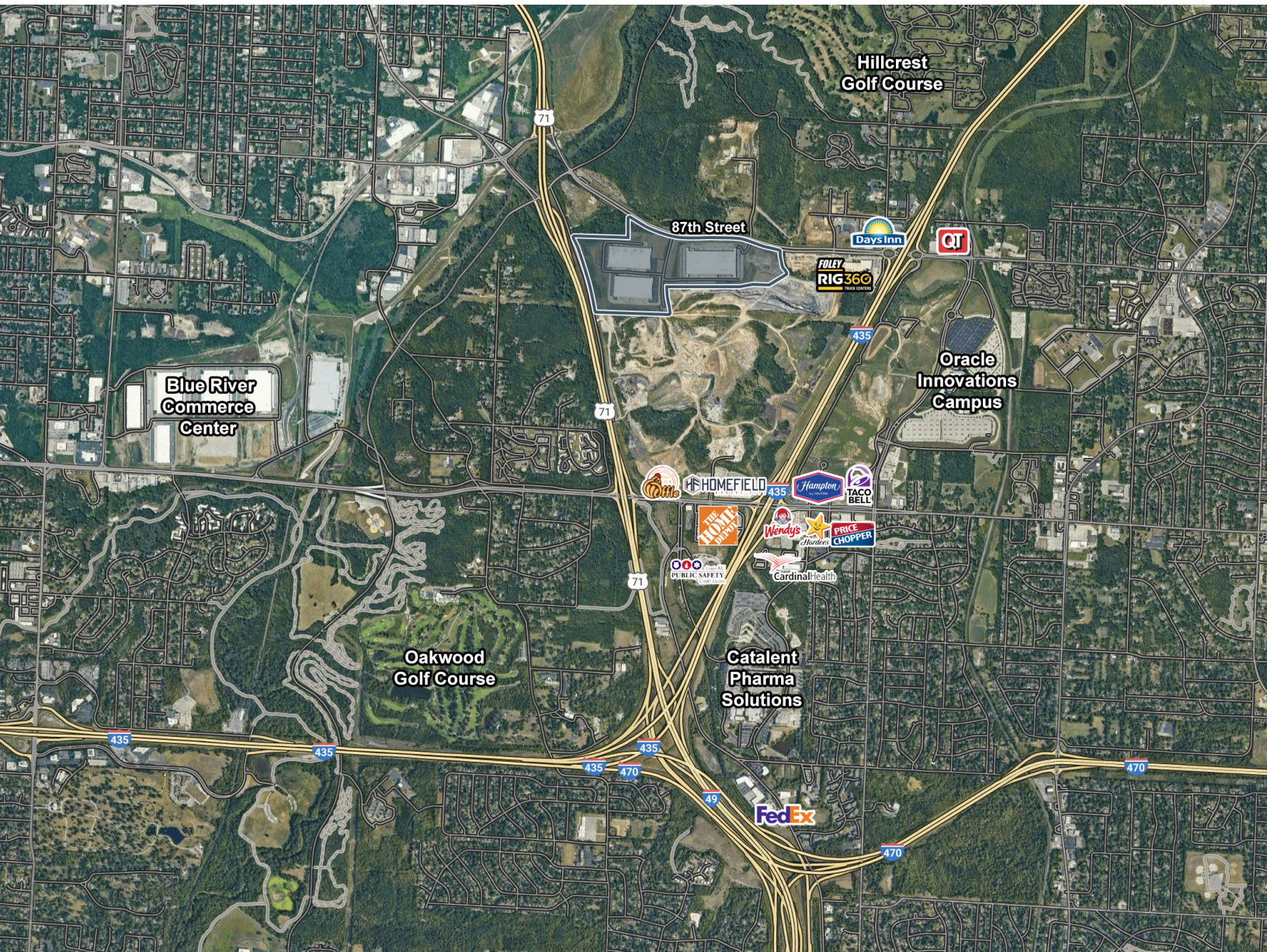
Fully Conditioned
Production Area






Turn-Key
Office Space



High Volume
Auto Parking

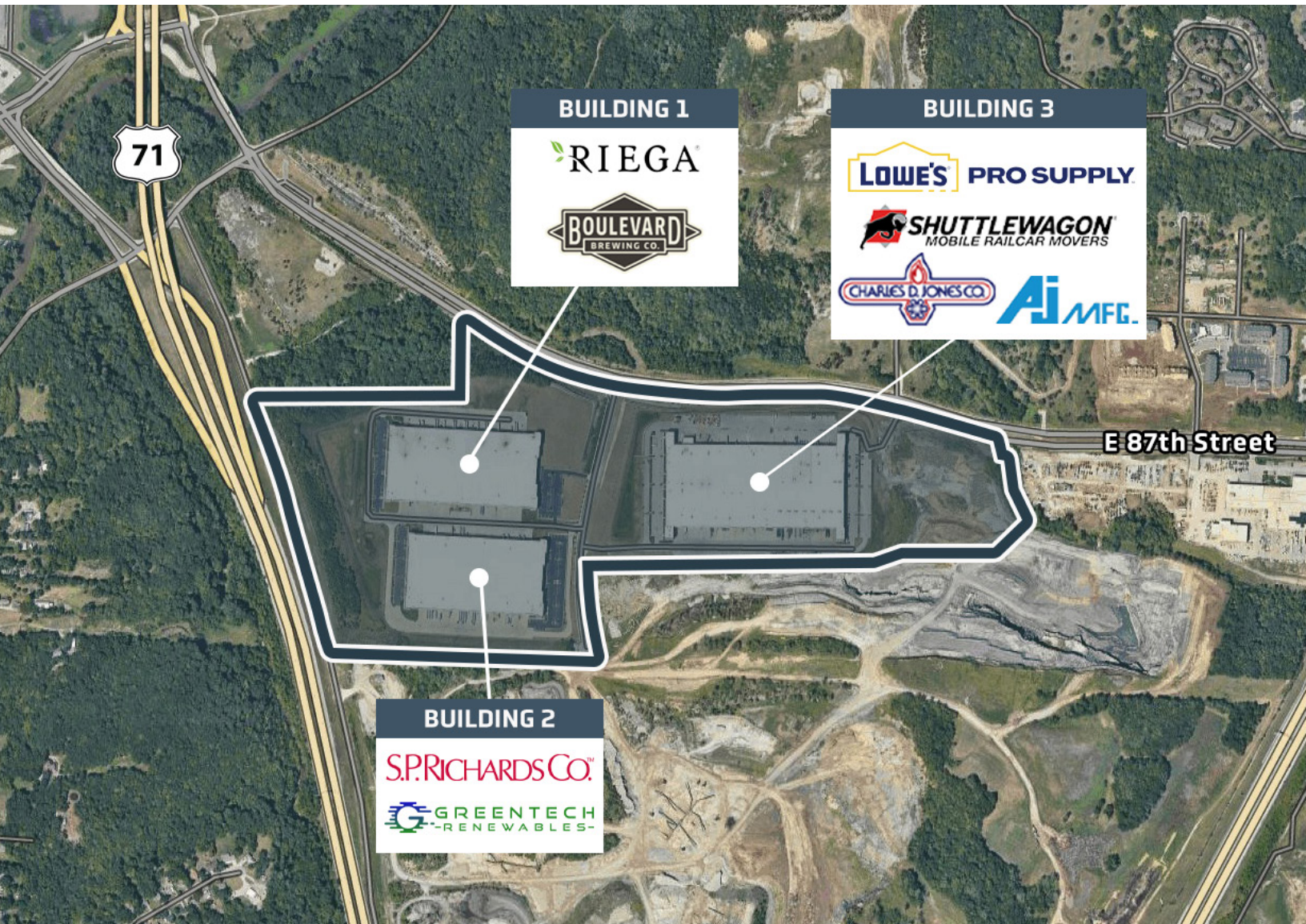


LOCATION ADVANTAGES

-  Abundant highly skilled labor pool
-  71 Highway and I-435 access via new interchange at 87th Street
-  Real estate tax pilot in place, significantly reduces operating costs

SITE PILOT SCHEDULE (PSF)

2025-2028	\$0.04
2029	\$0.59
2030	\$0.71
2031	\$0.83
2032	\$0.96
2033	\$1.09
2034	\$1.11
2035	\$1.13



SITE FEATURES



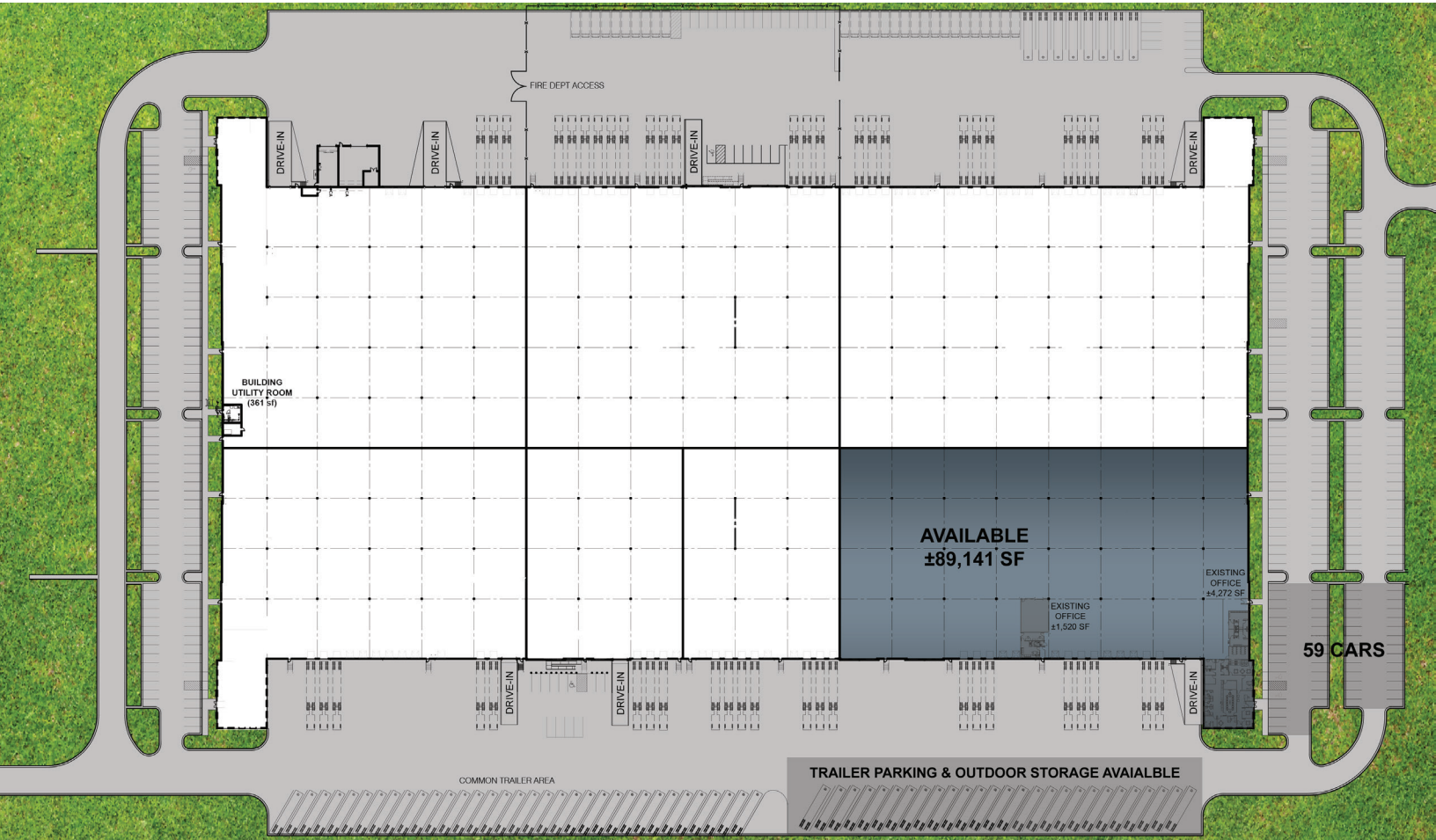
Part of Three Trails Industrial Park featuring 1,190,000 SF of Class A logistics facilities



State-of-the-art, Class A, distribution center built to the highest industrial standards



Experienced landlord and developer offering civil and architectural services



BUILDING SPECS

89,141 SQUARE FEET

8 DOCK DOORS (EXPANDABLE)

1 DRIVE IN DOOR

59 CAR PARKING

SPACE DIMENSIONS	210' X 422'
DIVISIBLE	YES
CLEAR HEIGHT	36'
OFFICE	4,272 SF MAIN OFFICE 1,520 SF SOUTH WAREHOUSE OFFICE
COLUMN SPACING	50' X 52', 60' X 52' AT SPEED BAYS
DOCK DOORS	45,000 LB PIT LEVELERS MECHANICAL PIT LEVELERS WITH 7"X8' PLATFORM, 16" LIP, OPERATING RANGE TOE GUARDS, NIGHT LOCKS, BRUSH WEATHER SEALS, AND TWO (2) 10"X4" PROJECTION LAMINATED RUBBER BUMPERS. NO LIGHTS.
TRUCK COURT	130'
TRAILER PARKING	PARKING & OUTDOOR STORAGE AVAILABLE
CONSTRUCTION	100% TILT UP CONCRETE
FLOOR SLAB	7" NON-REINFORCED CONCRETE, 4,000 PSI

SPRINKLER SYSTEM	ESFR
ELECTRICAL SERVICE	2,500 AMPS
HVAC	50°F AT -0°F, 0.25 ACH, FULLY AIR CONDITIONED WAREHOUSE
LIGHTING	LED WITH MOTION SENSORS, 30 FC AVERAGE; MEASURED AT 30" AFF

OPERATING EXPENSES

CAM - (CONTROLLABLE)	\$0.39 PSF
INSURANCE	\$0.18 PSF
TAXES	\$0.04 PSF
COMMON AREA UTILITY (UNCONTROLLABLE)	\$0.11 PSF
SNOW (UNCONTROLLABLE)	\$0.07 PSF
TOTAL (EXCLUDES MGMT FEE)	\$0.80 PSF

LEASE RATE: INQUIRE WITH BROKERS

