

**A Premiere Kansas City metro logistics hub**

**NOW fully delivered Q1 2025** | Lee's Summit, MO



# LEE'S SUMMIT

## COMMERCE CENTER

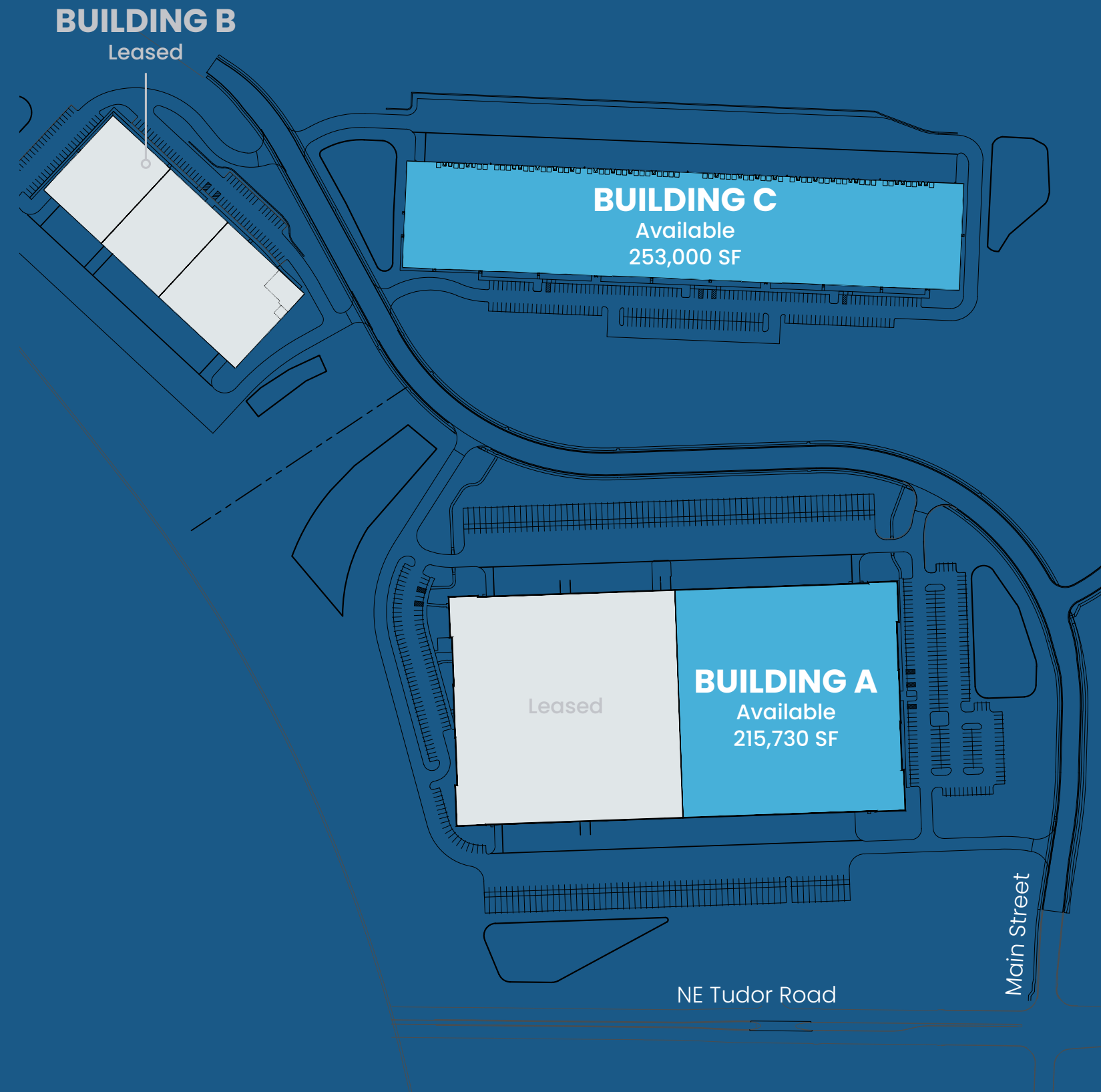


Jones Lang LaSalle Brokerage, Inc

# LEE'S SUMMIT COMMERCE CENTER

Up to 253,000 SF Industrial space available

- 80-acre master planned development
- Class A speculative construction
- Flexible space increments
- Generous tax incentive: 75% years 1-10, 50% years 11-20
- State-of-the-art amenities optimized for logistics operations
- Robust, reliable workforce with 150,000 + employee labor pool
- Strategic location with highway access to I-470 and 50





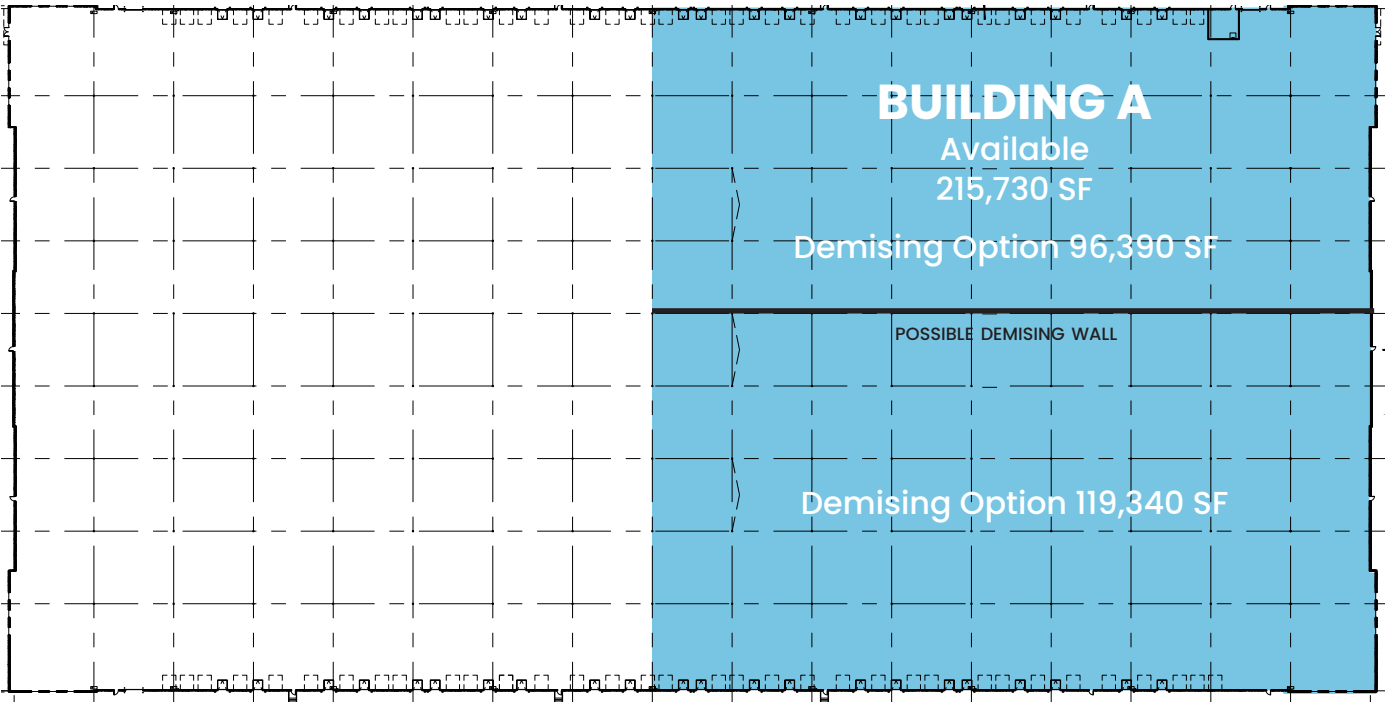
# FLEXIBLE OPTIONS

Lee's Summit Commerce Center offers flexible increments across an 80-acre site. Buildings A and C can accommodate a wide range of uses to meet diverse business needs.



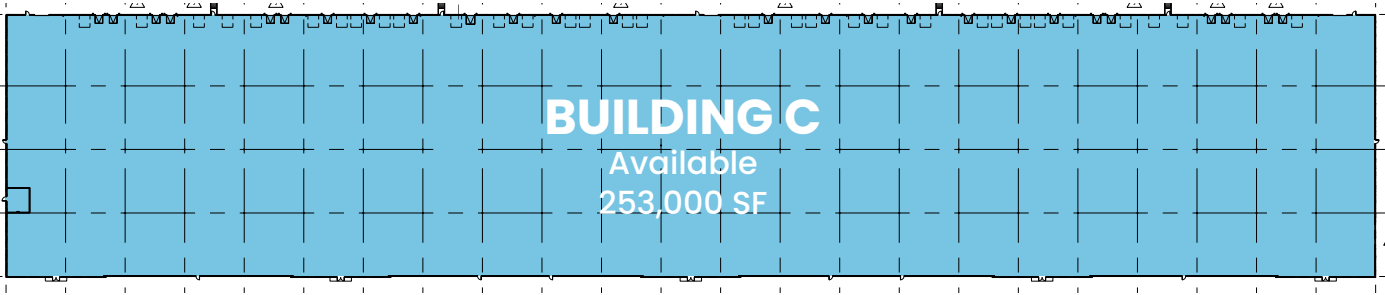


BUILDING A SPECS

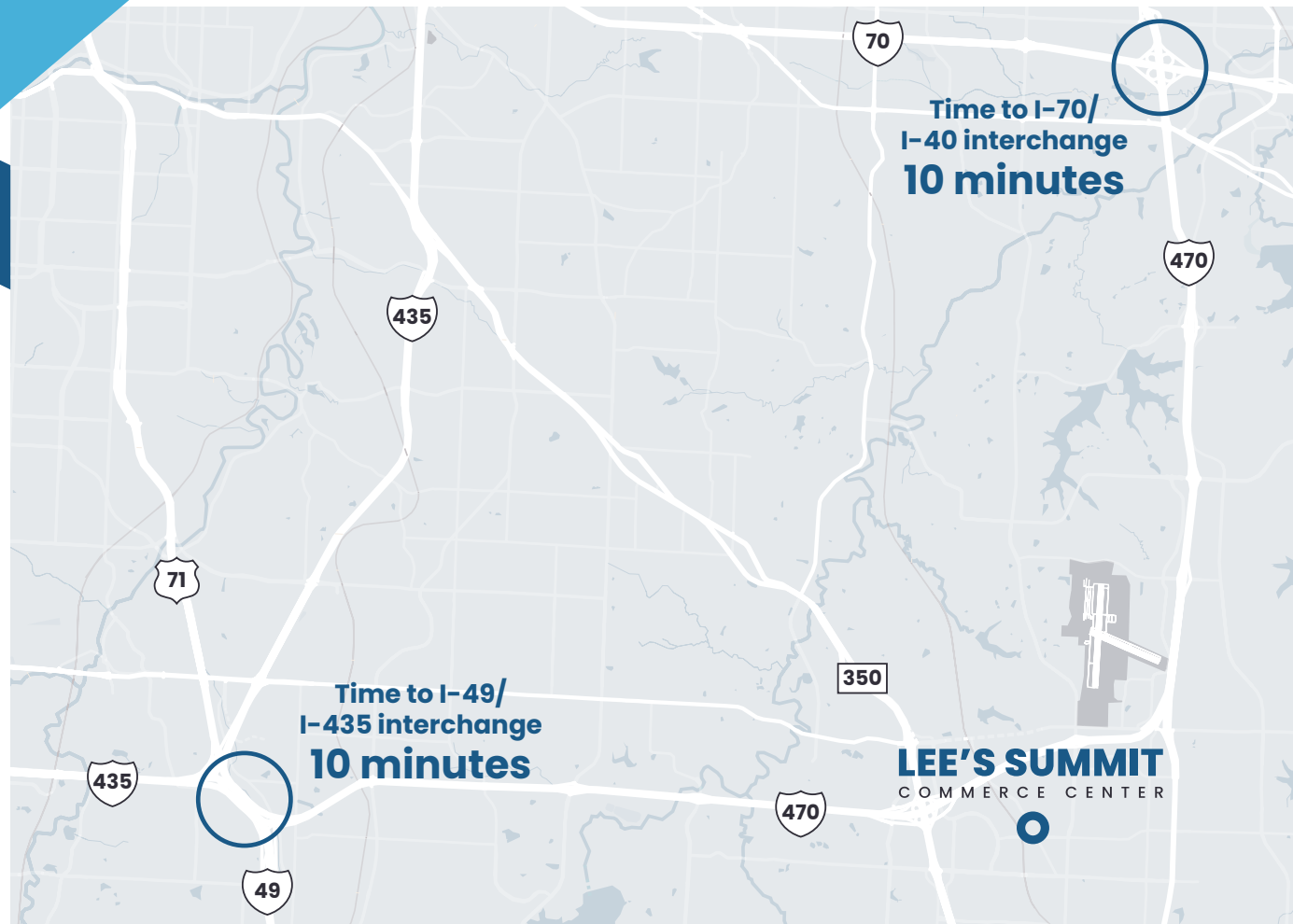


|                     |   |
|---------------------|---|
| ADDRESS             | 1100 NW Main Street, Lee’s Summit, MO 64086   |
| AVAILABLE SPACE     | 215,730 ± SF (Divisible: 96,000 SF minimum)   |
| LAND AREA           | 37.9 ± acres  |
| BUILDING DIMENSIONS | 470’ x 918’   |
| CEILING HEIGHT      | 36’   |
| AUTO PARKING        | 320 stalls (159 future stalls)  |
| TRAILER STORAGE     | 133   |
| BAY SIZE            | Typical bays (±) 54’ x 50’; speed dock bay - 54’ x 60’  |
| TRUCK COURT         | 130’ total depth: 60’ concrete apron and 70’ HD asphalt   |
| EXTERIOR WALLS      | Load-bearing concrete tilt wall   |
| STRUCTURAL STEEL    | Gray tube steel columns and joists supporting white roof deck   |
| SLAB CONSTRUCTION   | 7” un-reinforced, 4,000 PSI concrete on 4” aggregate base   |
| LOADING DOORS       | Forty-four (44), 9’ x 10’ manual overhead doors; with 40K lb levelers with dock shelters and bumpers<br>Four (4), 12’ x 14’ drive-in doors with electric operations |
| ROOFING             | 45 MIL TPO with R-30 insulation   |
| HVAC                | Heat provided via roof mounted gas-fired 80/20 MUA units  |
| FIRE PROTECTION     | ESFR sprinkler system   |
| ELECTRICAL SERVICE  | 3,000 – AMP service   |
| LIGHTING            | LED 30,000 LM high bay light fixtures   |

BUILDING C SPECS



|                     |   |
|---------------------|---|
| ADDRESS             | 1231 NW Main Street, Lee’s Summit, MO 64086   |
| AVAILABLE SPACE     | 253,000 ± SF (Divisible: 44,000 SF minimum)   |
| LAND AREA           | 26.16 ± acres   |
| BUILDING DIMENSIONS | 220’ x 1150’  |
| CEILING HEIGHT      | 32’   |
| AUTO PARKING        | 204   |
| BAY SIZE            | Typical bays - (±) 54’ x 50’, speed dock bay - 54’ x 60’  |
| TRUCK COURT         | 130’ total depth: 60’ concrete apron and 70’ HD asphalt   |
| EXTERIOR WALLS      | Load-bearing concrete tilt wall   |
| STRUCTURAL STEEL    | Gray tube steel columns and joists supporting white roof deck   |
| SLAB CONSTRUCTION   | 7” un-reinforced, 4,000 PSI concrete on 4” aggregate base   |
| LOADING DOORS       | Twenty-six (26), 9’ x 10’ manual overhead doors; with 40K lb levelers with dock shelters and bumpers<br>Four (4), 12’ x 14’ drive-in doors with electric operations |
| ROOFING             | 45 MIL TPO with R-20 insulation   |
| HVAC                | Heat provided via roof mounted gas fired 80/20 MUA units  |
| FIRE PROTECTION     | ESFR sprinkler system   |
| ELECTRICAL SERVICE  | 3,000 – AMP service   |
| LIGHTING            | LED 30,000 LM high bay light fixtures   |



## Lee's Summit INDUSTRIAL LANDSCAPE

Located just southeast of Kansas City, Lee's Summit is a thriving industrial hub. With its strategic position and robust infrastructure, the city offers prime opportunities for logistics and manufacturing. Boasting excellent connectivity via major highways and proximity to rail networks, Lee's Summit attracts businesses seeking efficient distribution channels. The area's pro-business climate, skilled workforce, and available land make it an ideal location for industrial development and expansion. Recent years have seen significant growth in industrial parks and warehousing facilities, solidifying Lee's Summit's reputation as a key player in the region's industrial landscape.

### Median Age

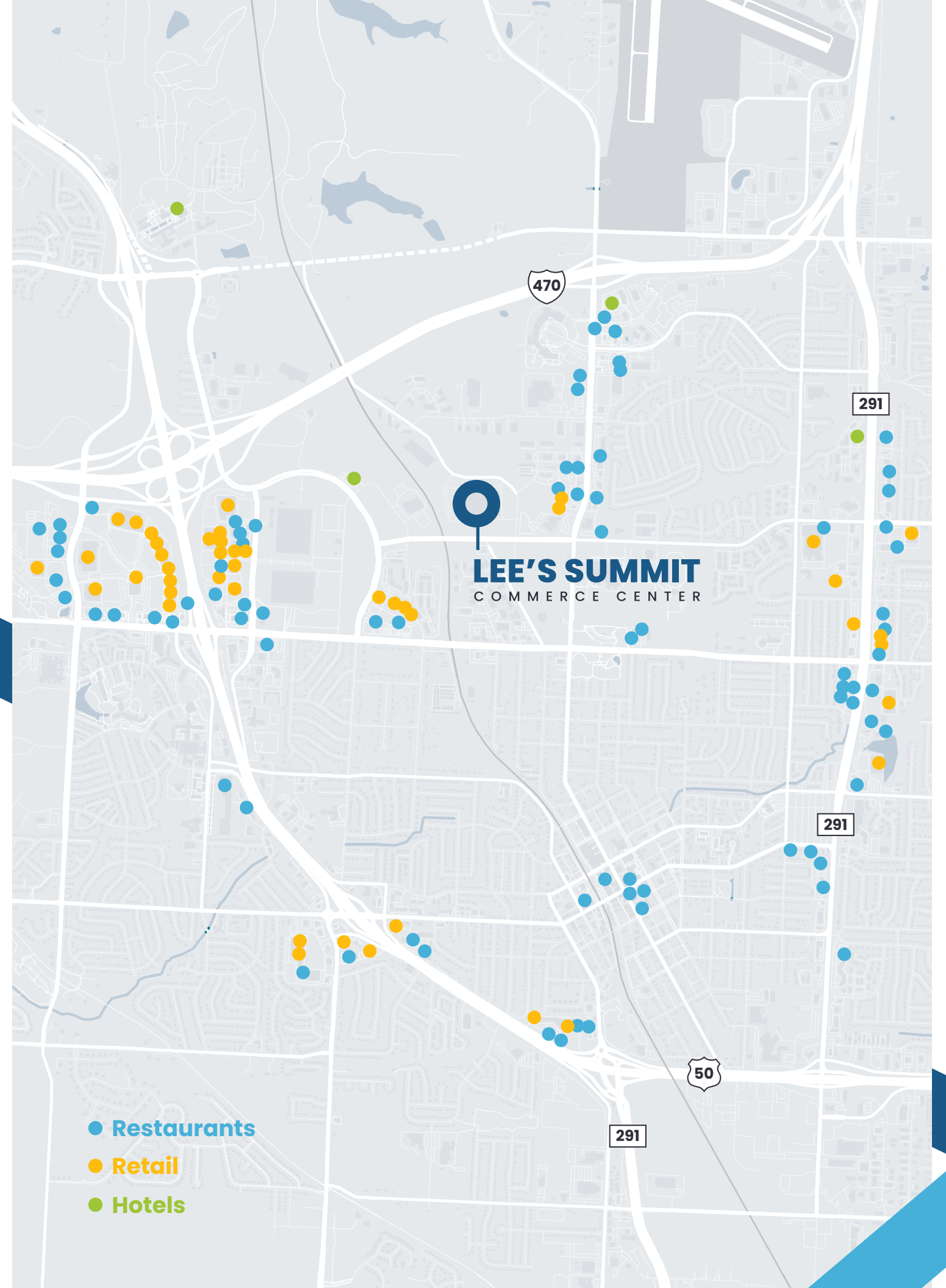
1 mi – 37.7  
5 mi – 39.9  
10 mi – 39.0

### Ave. HH Income

1 mi – \$84,437  
5 mi – \$126,023  
10 mi – \$100,117

### Total population

1 mi – 5,148  
5 mi – 96,496  
10 mi – 391,158



# LEE'S SUMMIT

COMMERCE CENTER



## Phil Algrim

Senior Managing Director  
phil.algrim@jll.com

## Kevin Wilkerson

Senior Managing Director  
kevin.wilkerson@jll.com

## Nick Tinnel

Senior Vice President  
nick.tinnel@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.

