



LOGISTICS PARK
KANSAS CITY

BUILDING 8 FOR LEASE

30900 W 185TH STREET
EDGERTON, KS



± 566,740 SF

AT LPKC INTERMODAL CENTER

MODERN DISTRIBUTION
WAREHOUSE
SPACE AVAILABLE

NEWMARK
ZIMMER



 **NorthPoint**[™]
DEVELOPMENT
logisticsparkkc.com



STRATEGIC LOCATION

LOCATE HERE. SHIP ANYWHERE.



5 Minutes



15 Minutes



25 Minutes



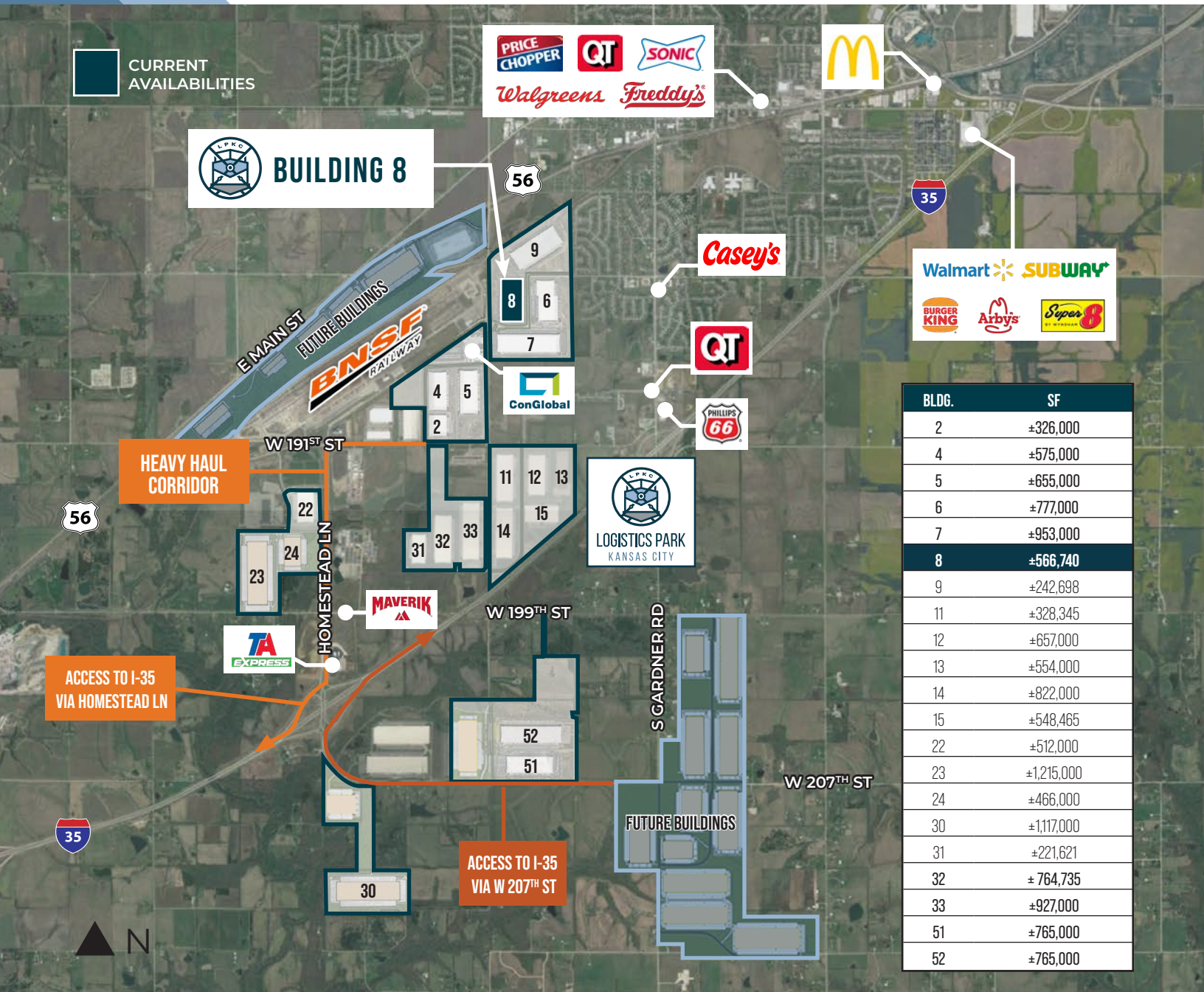
CBD
30 Minutes



KCI Airport
40 Minutes



MASTER SITE PLAN



LOCATION ADVANTAGES



Reduced transportation costs



Strategically and centrally located



Master-planned distribution and warehouse development



Efficient movement of global goods



Optimized supply chains



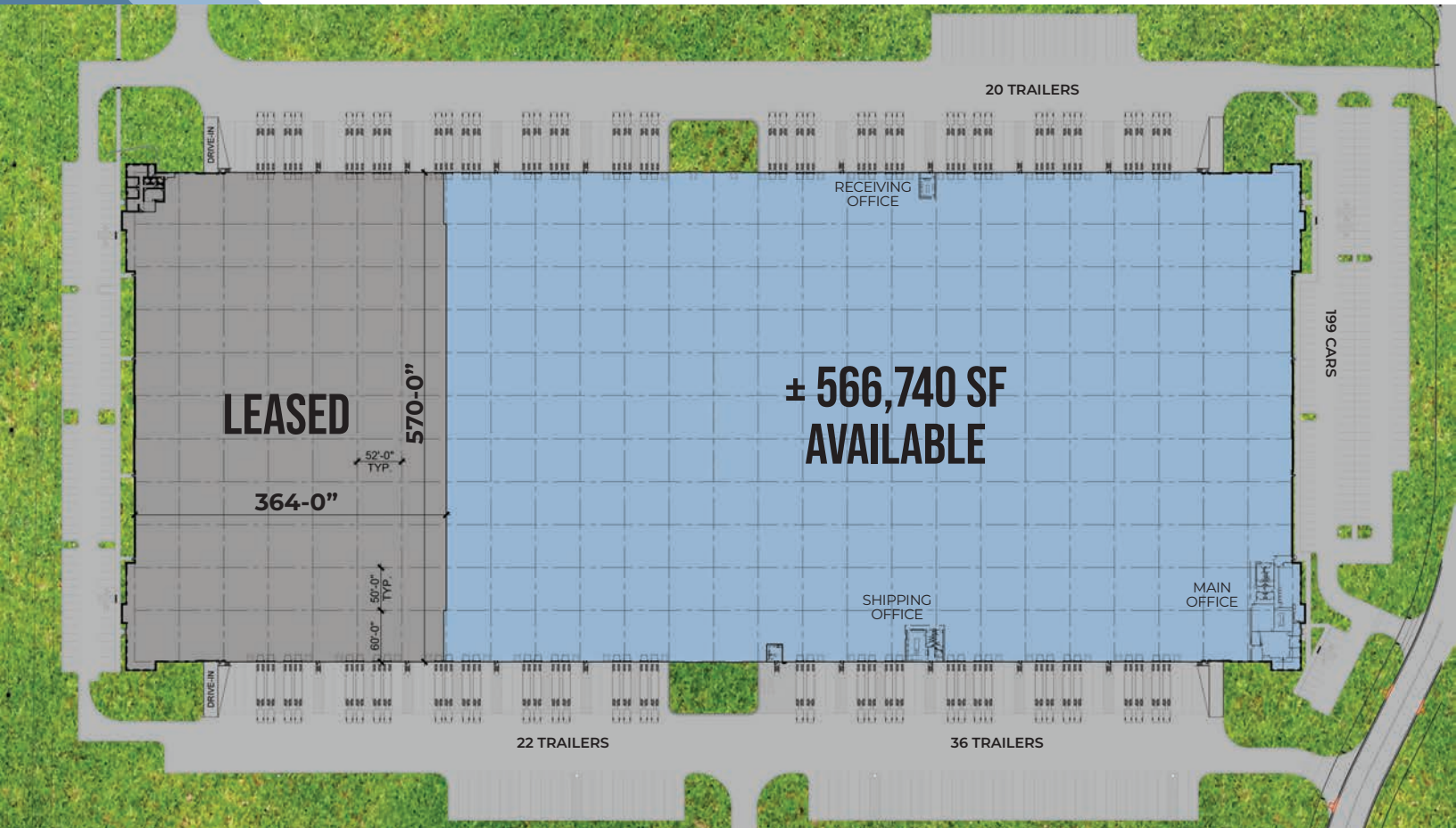
Served by global intermodal transportation leader, BNSF Railway



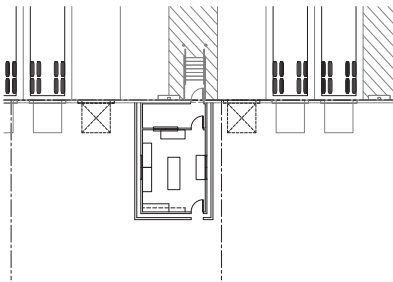
Foreign Trade Zone Opportunity – Reduced Fees and Accelerated Supply Chain



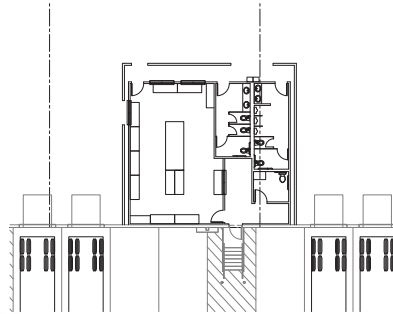
SITE PLAN



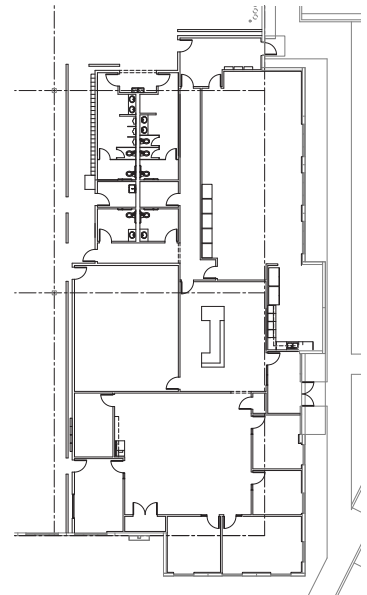
RECEIVING OFFICE
±447 SF



SHIPPING OFFICE
±1,413 SF



MAIN OFFICE
±6,843 SF



FUEL COST
Reduced Fuel
Cost Volatility



LABOR POOL
Available Workforce
for Warehousing and
Manufacturing



BNSF INTERMODAL
Adjacent to BNSF's
Transcontinental
Main Line



CLASS-A DESIGN
State-of-the Art
Crossdock
Distribution Building



**STATE-WIDE
ECONOMIC INCENTIVES**
Incentives Available through
the State of Kansas



BUILDING SPECIFICATIONS



566,740 SF
AVAILABLE

60 DOCK
DOORS

2 DRIVE IN
DOORS

199 CAR
PARKING

BUILDING SIZE	±777,222 SF
AVAILABLE	±566,740 SF
OFFICE	±8,703
CLEAR HEIGHT	36'
COLUMN SPACING	52' X 50', 56' X 60' AT SPEED BAYS
DOCK DOORS	60 DOCKS, 29 FUTURE
DRIVE IN DOORS	2 (14' X 16')
CAR PARKING	199
CONSTRUCTION	CONCRETE TILT-UP
FLOOR	7" CONCRETE SLAB UNREINFORCED, SEALED FLOOR JOINTS

SPRINKLERS	ESFR
TRAILER PARKING	78
ELECTRICAL SERVICE	1,000 AMPS
LIGHTING	LED
HEAT	HIGH E GAS FIRED MAU'S
WATER	JC WD 7
SEWER	EDGERTON - NEW TREATMENT FACILITY
ELECTRICITY	EVERGY
GAS	KANSAS GAS ENERGY
FIRE PROTECTION	JOHNSON COUNTY FIRE DEPT. #1
INTERMODAL ACCESS	±2 MILES TO BNSF GATE