

# INDUSTRIAL DEVELOPMENT SITE AVAILABLE

STRATEGICALLY LOCATED NEAR I-435, I-470, I-49 AND 150 HIGHWAY  
CARTWRIGHT AVENUE AND DR GREAVES ROAD, GRANDVIEW, MISSOURI

SPEC WAREHOUSE, MANUFACTURING, INDUSTRIAL OUTDOOR STORAGE

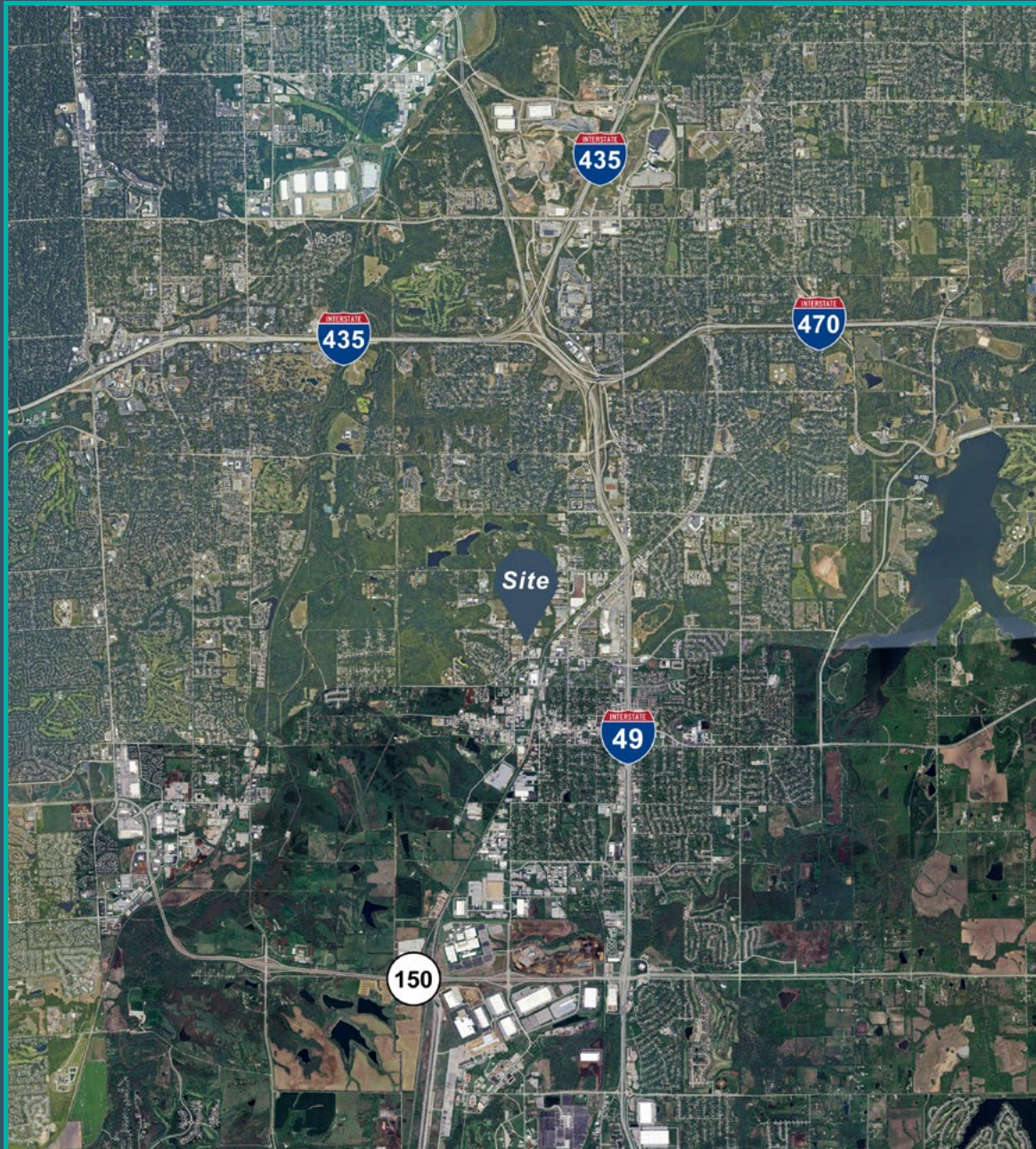
**NEWMARK**  
ZIMMER

Offered By:

Scott Bluhm, SIOR  
816-268-4224  
sbluhm@nzimmer.com

Seamus M. McLaughlin  
816-268-4223  
smclaughlin@nzimmer.com

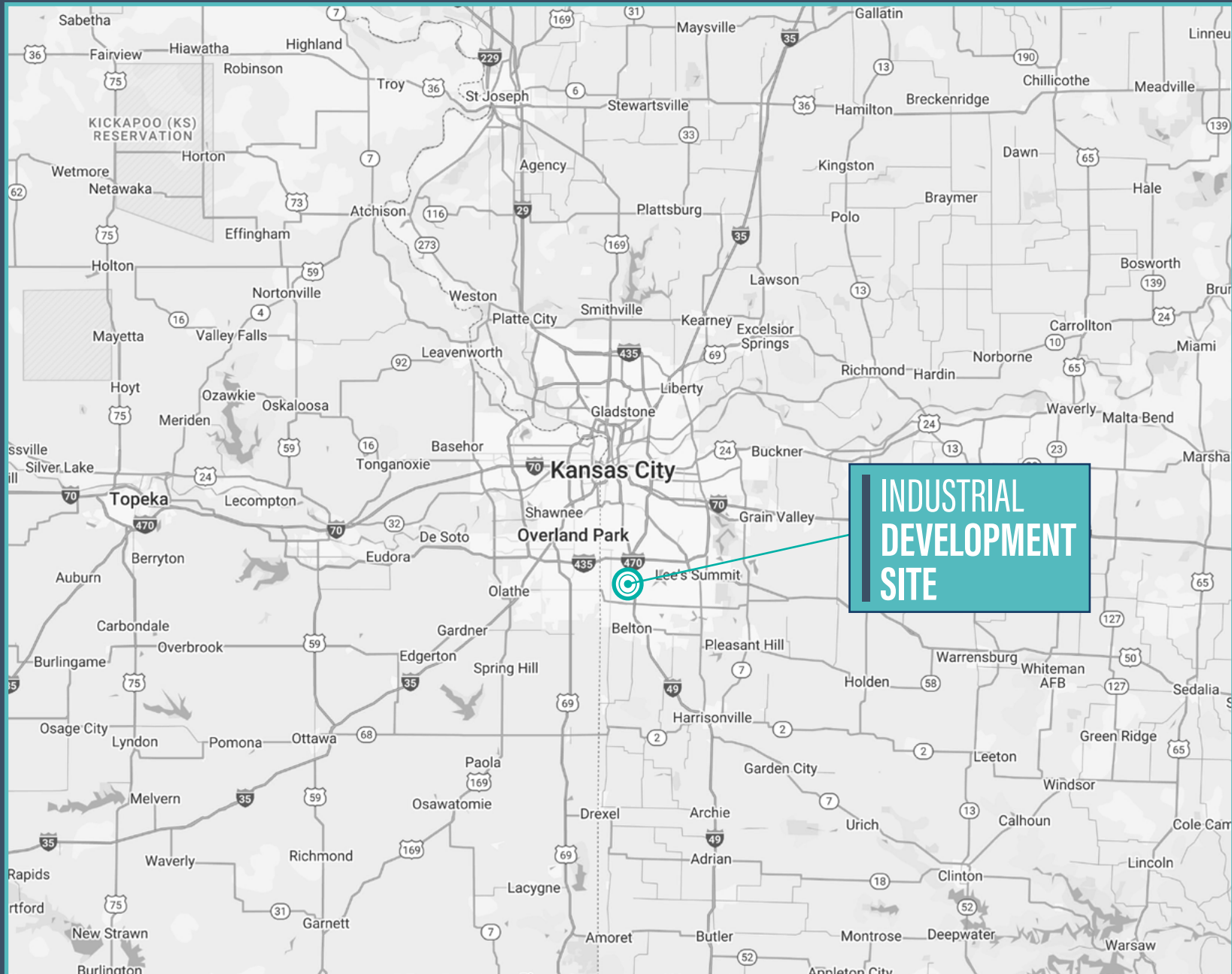
# SITE



## SITES FEATURES

- » 52.27 acre site
- » Well-located site in Grandview
- » Zoned industrial
- » Multiple industrial options, including spec warehouse, manufacturing, industrial outside storage
- » No 1% earnings tax
- » Sale price \$1.75/sf

# STRATEGIC LOCATION



# TRANSPORTATION INFRASTRUCTURE

Largest rail center in US  
by tonnage

4 intermodal centers

5 class 1 rail lines

Located at the intersection of  
four major U.S. highways

85% of US Population can be  
reached in 1-2 day truck drive

30% more interstate miles per  
capita than any other city in  
the nation



# KANSAS CITY: INDUSTRIAL STRENGTH

- 45 million square feet of industrial space developed since 2012
- FOREIGN TRADE ZONE (FTZ): more space than any other US city
- #2 Auto hub for manufacturing and assembly in USA according to Brookings Institution
- Workforce 150,000+ manufacturing and logistics employees in Kansas City
- New world class airport
- 2.5 million metro population
- 300 million sf industrial market
- 16th largest industrial market in the US
- Top 10 industrial market for net absorption in the US

