



LOGISTICS PARK  
KANSAS CITY

# BUILDING 11 FOR LEASE

30901 W 191<sup>ST</sup> STREET  
EDGERTON, KS



± 2,507 SF SPEC OFFICE COMPLETE

# ± 328,294 SF

AT LPKC INTERMODAL CENTER

MODERN DISTRIBUTION  
WAREHOUSE  
SPACE AVAILABLE

**NEWMARK**  
ZIMMER

[logisticsparkkc.com](http://logisticsparkkc.com)



ARES  
INDUSTRIAL  
MANAGEMENT



NorthPoint<sup>™</sup>  
DEVELOPMENT



# STRATEGIC LOCATION

LOCATE HERE. SHIP ANYWHERE.



5 Minutes



15 Minutes



25 Minutes



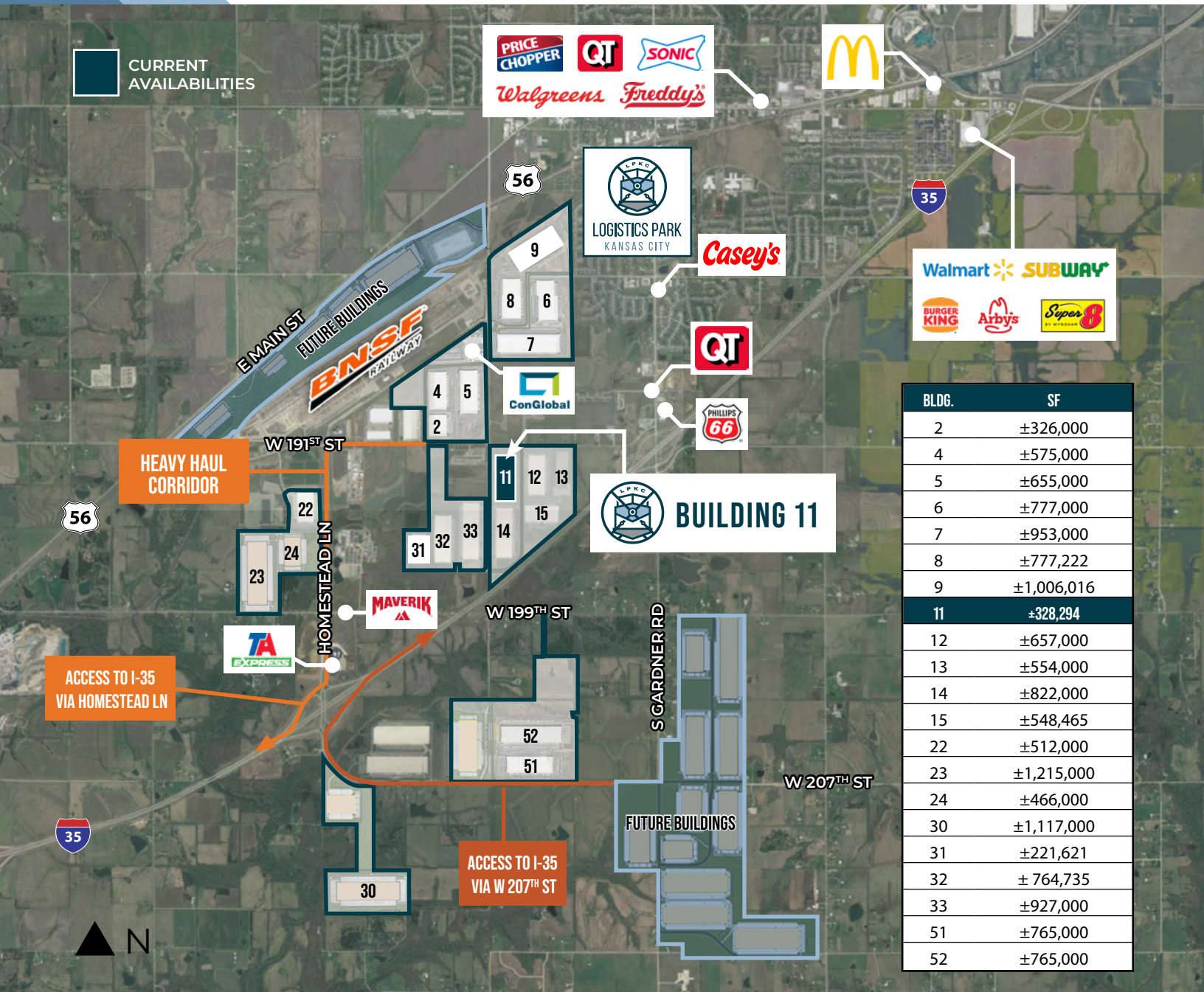
CBD  
30 Minutes



KCI Airport  
40 Minutes



# MASTER SITE PLAN



| BLDG. | SF         |
|-------|------------|
| 2     | ±326,000   |
| 4     | ±575,000   |
| 5     | ±655,000   |
| 6     | ±777,000   |
| 7     | ±953,000   |
| 8     | ±777,222   |
| 9     | ±1,006,016 |
| 11    | ±328,294   |
| 12    | ±657,000   |
| 13    | ±554,000   |
| 14    | ±822,000   |
| 15    | ±548,465   |
| 22    | ±512,000   |
| 23    | ±1,215,000 |
| 24    | ±466,000   |
| 30    | ±1,117,000 |
| 31    | ±221,621   |
| 32    | ± 764,735  |
| 33    | ±927,000   |
| 51    | ±765,000   |
| 52    | ±765,000   |

## 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



## SITE FEATURES



### LOCAL ECONOMIC INCENTIVES

Fixed PILOT 50% Property Tax Abatement



### LABOR POOL

Available Workforce for Warehousing and Manufacturing



### BNSF INTERMODAL

Adjacent to BNSF's Transcontinental Main Line



### FUEL COST

Reduced Fuel Cost Volatility



### CLASS-A DESIGN

State-of-the Art Crossdock Distribution Building



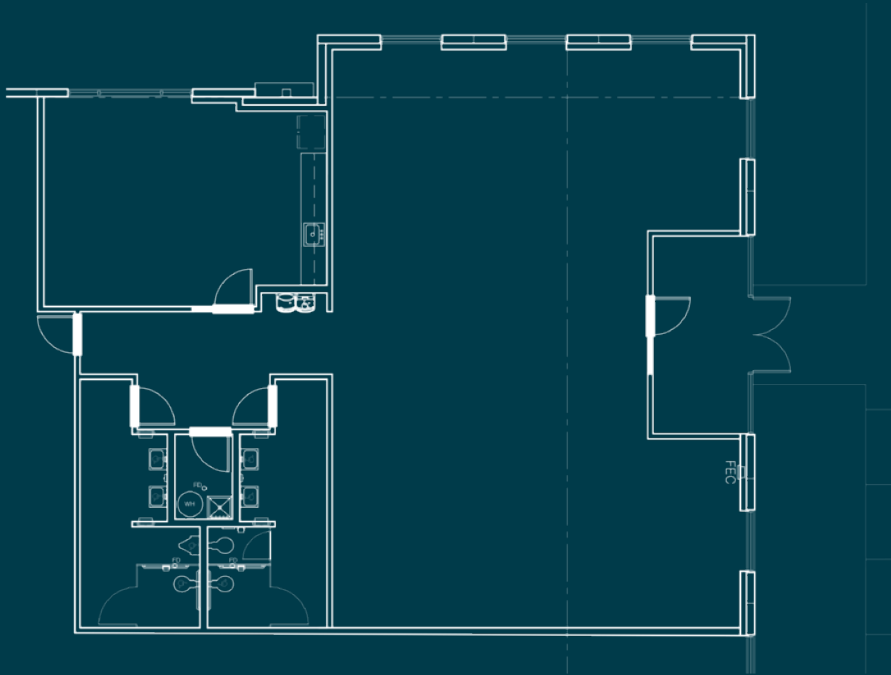
### STATE-WIDE ECONOMIC INCENTIVES

Incentives Available through the State of Kansas

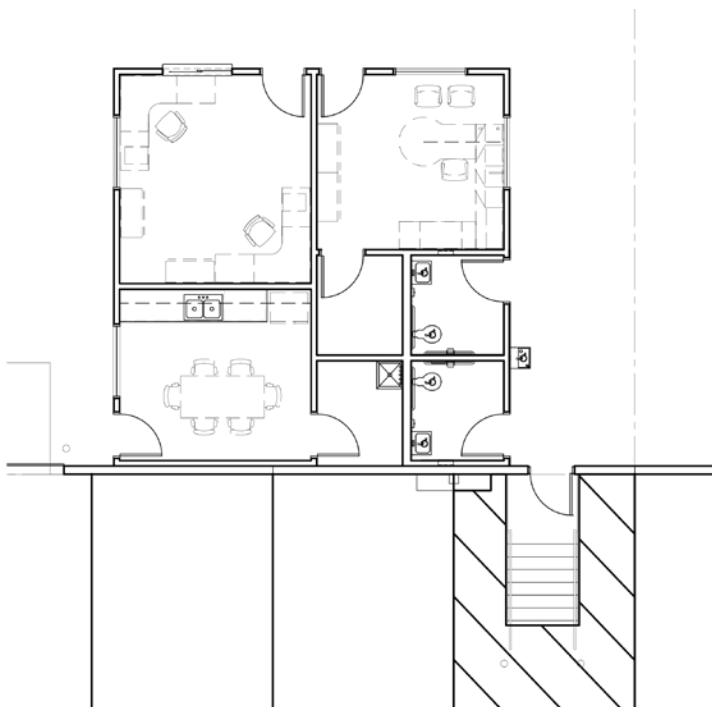


# FLOOR PLAN

## SPEC OFFICE



## SHIPPING OFFICE / EXISTING





# FLOOR PLAN





# BUILDING SPECIFICATIONS



**328,294** SF  
AVAILABLE

**40** DOCK  
DOORS

**2** DRIVE IN  
DOORS

**110** CAR  
PARKING

|                |                                                              |
|----------------|--------------------------------------------------------------|
| BUILDING SIZE  | ±765,160 SF                                                  |
| AVAILABLE      | ±328,294 SF                                                  |
| OFFICE         | ±810 SF (MEN'S & WOMEN'S RESTROOMS)<br>±2,507 SF SPEC OFFICE |
| CLEAR HEIGHT   | 32'                                                          |
| COLUMN SPACING | 52' X 50', 52' X 60' AT SPEED BAYS                           |
| DOCK DOORS     | 40 DOCKS, 28 FUTURE                                          |
| DRIVE IN DOORS | 2 - 16' X 14'                                                |
| CAR PARKING    | 110                                                          |
| CONSTRUCTION   | CONCRETE TILT-UP                                             |
| FLOOR          | 7" CONCRETE SLAB UNREINFORCED,<br>SEALED FLOOR JOINTS        |

|                    |                                   |
|--------------------|-----------------------------------|
| SPRINKLERS         | ESFR                              |
| FANS               | 2 HVLS FANS                       |
| ELECTRICAL SERVICE | 400 AMPS 480 VOLT 3 PHASE         |
| 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             |

**NEWMARK**  
ZIMMER



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