

- SPEC OR BTS (BUILD-TO-SUIT) – UP TO 2,100,000 SF
- 150.90 ACRES



HEDGE
INDUSTRIAL PARK
— SOUTH —

STATE-OF-THE-ART INDUSTRIAL DEVELOPMENT



SWC 175TH ST & HEDGE LN • OLATHE, KANSAS



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PARK DETAILS

HEDGE INDUSTRIAL PARK – SOUTH

Hedge Industrial Park – South is located in Olathe, Kansas by I-35, Highway 169, and 175th Street. This new development project offers unparalleled highway access and seamless connectivity to the Kansas City Metro.



HEDGE
INDUSTRIAL PARK
— SOUTH —

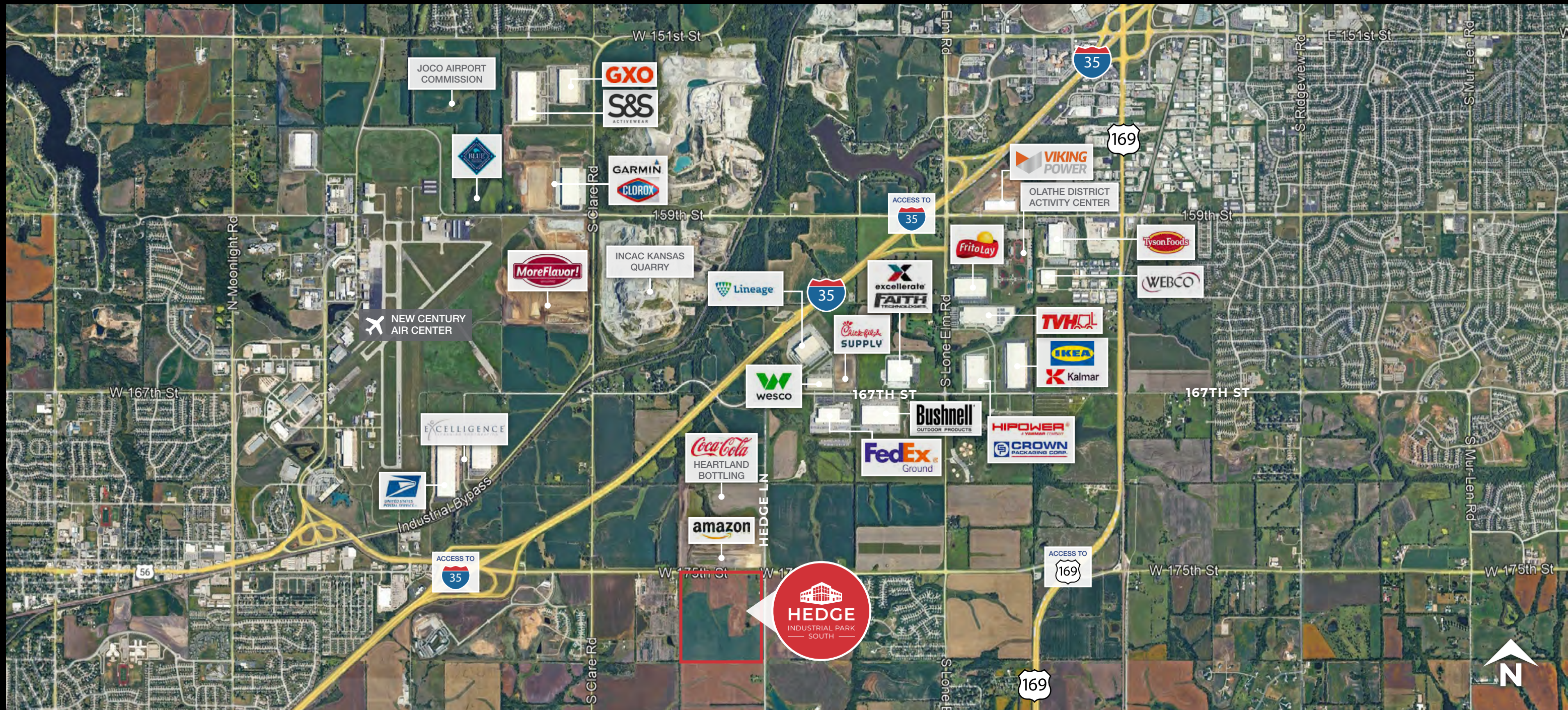
DRIVE TIMES

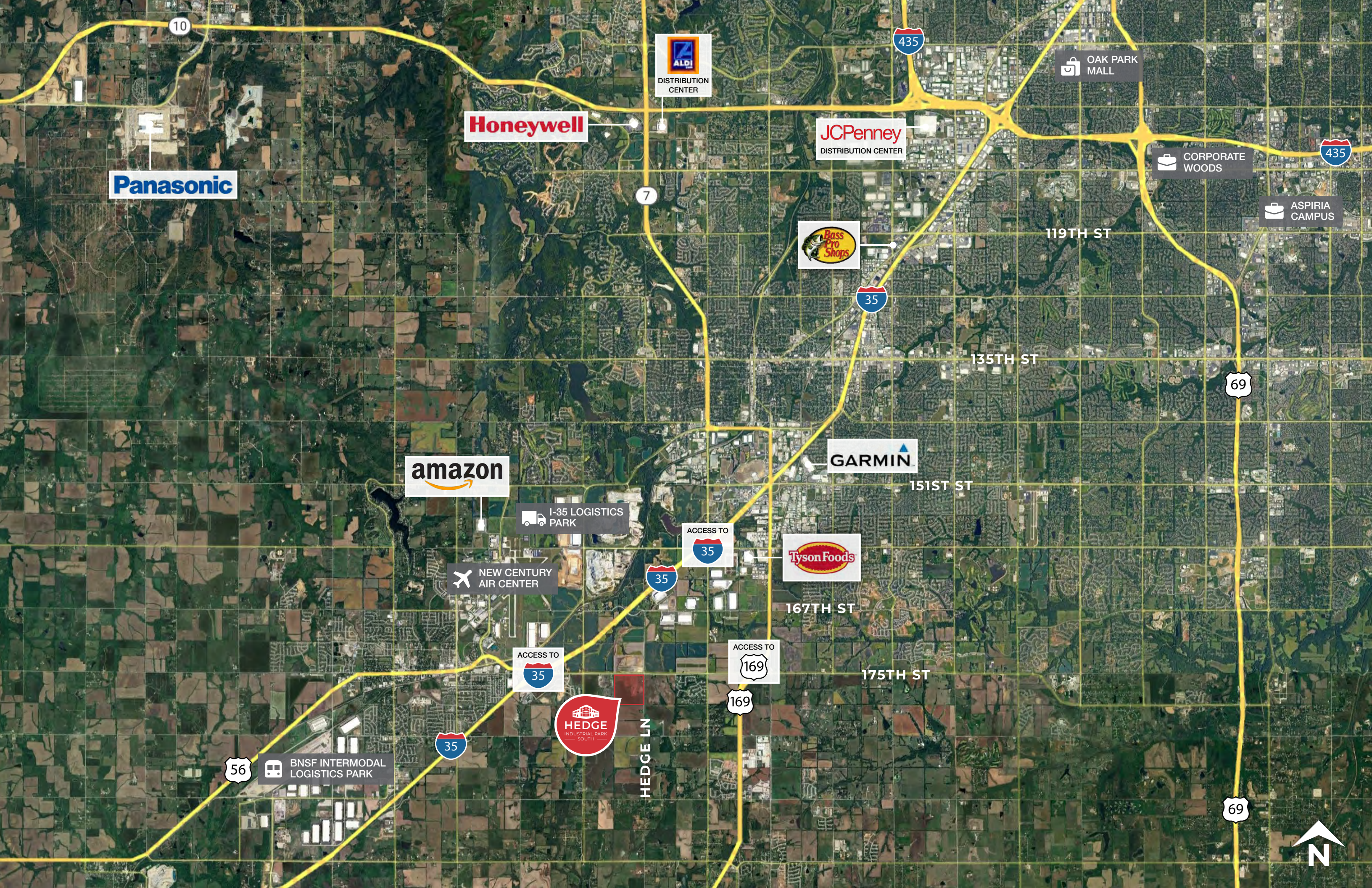
2.4 MILES
INTERSTATE 35

2.7 MILES
HIGHWAY 169

5 MILES
NEW CENTURY AIRPORT

11 MILES
BNSF INTERMODAL





10

7

435

435

35

69

69

Panasonic

Honeywell

ALDI
DISTRIBUTION
CENTER

JCPenney
DISTRIBUTION CENTER

OAK PARK
MALL

CORPORATE
WOODS

ASPIRIA
CAMPUS

Bass
Pro
Shops

119TH ST

135TH ST

amazon

I-35 LOGISTICS
PARK

NEW CENTURY
AIR CENTER

ACCESS TO
35

Tyson Foods

GARMIN

151ST ST

167TH ST

ACCESS TO
35

ACCESS TO
169

175TH ST

HEDGE
INDUSTRIAL PARK
SOUTH

HEDGE LN

56

BNSF INTERMODAL
LOGISTICS PARK

35

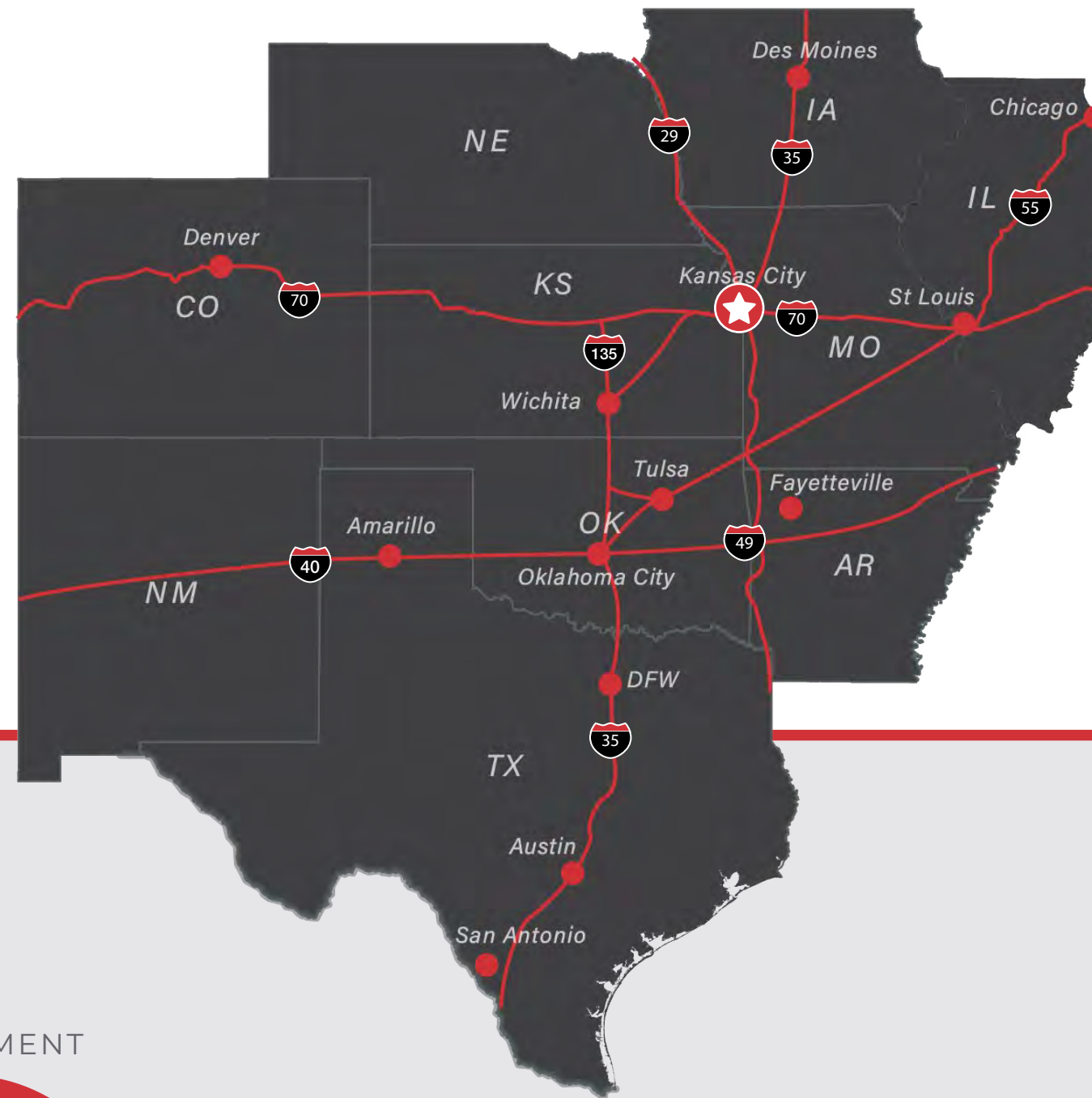
169



DRIVE TIME MAP

HEDGE INDUSTRIAL PARK – SOUTH

WICHITA	2 Hrs 29 Mins
TULSA	3 Hrs 32 Mins
ST. LOUIS	4 Hrs 6 Mins
OKLAHOMA CITY	4 Hrs 38 Mins
DALLAS / FORT WORTH	7 Hrs 31 Mins
CHICAGO	8 Hrs 16 Mins
DENVER	8 Hrs 32 Mins



DEMOGRAPHICS

KANSAS CITY MSA



2,238,618

TOTAL POPULATION



1,203,118

TOTAL LABOR FORCE



\$76,890

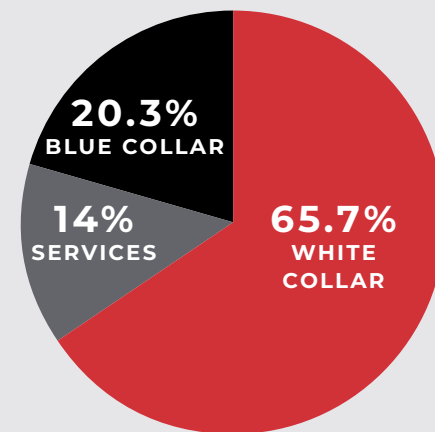
MEDIAN HOUSEHOLD INCOME



38.7

MEDIAN AGE

EMPLOYMENT



3.8%
UNEMPLOYMENT RATE



EDUCATION

9.8%
NO HIGH SCHOOL DIPLOMA

22.4%
HIGH SCHOOL GRADUATE

19.3%
SOME COLLEGE

48.7%
BACHELORS DEGREE OR HIGHER



INDUSTRY CONCENTRATION

49%
SERVICES

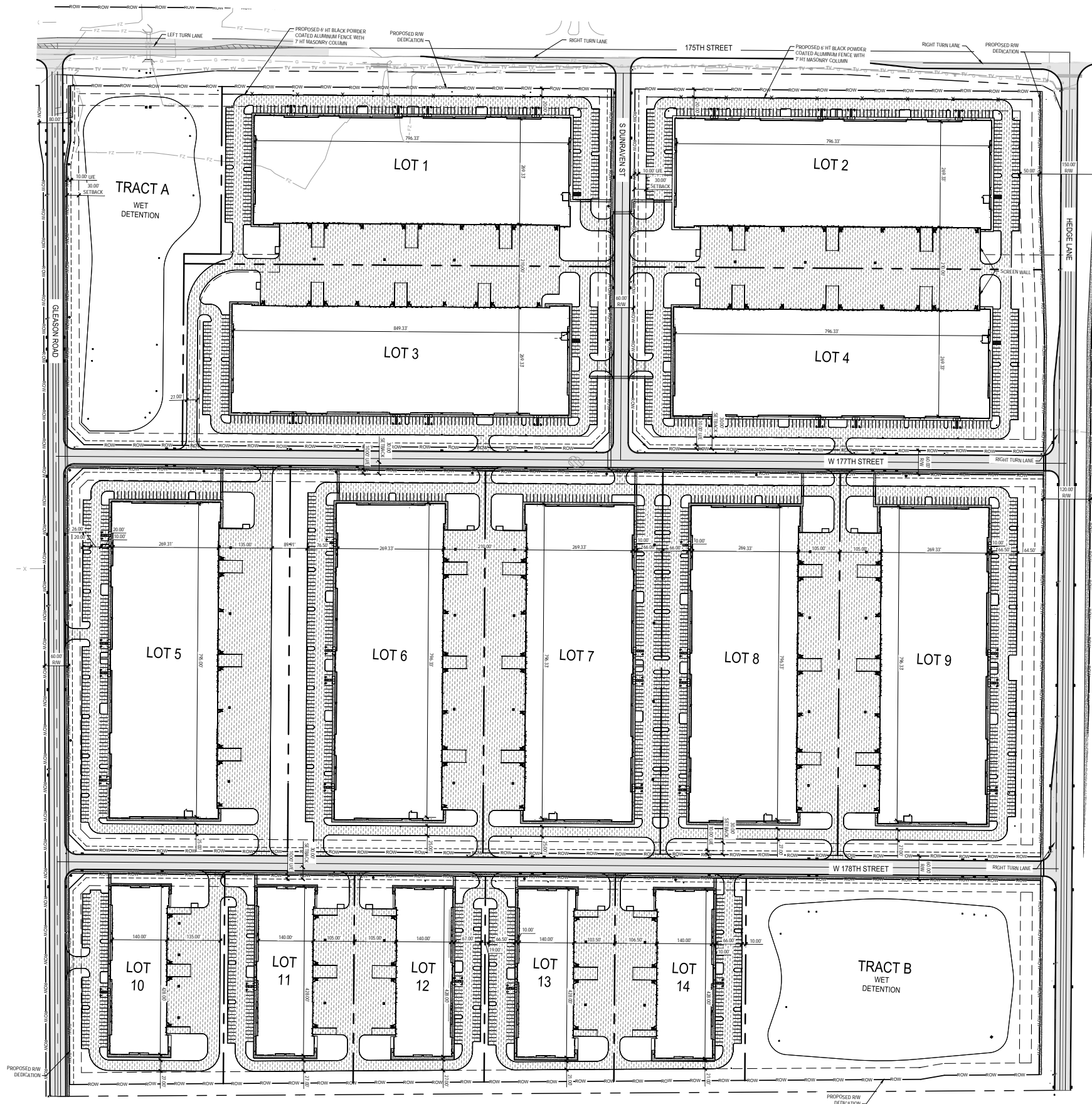
10.5%
RETAIL TRADE

9%
MANUFACTURING

8.7%
FINANCE, INSURANCE, REAL ESTATE

SITE PLAN

HEDGE INDUSTRIAL PARK – SOUTH



HEDGE
INDUSTRIAL PARK
— SOUTH —



WHY KANSAS CITY?

The Kansas City market is a strategic hub for industrial operations. A prime location for your next industrial facility, Kansas City offers a central location, robust transportation network, strong utility infrastructure, available real estate, skilled workforce, and low operating costs.



TOP 15 INDUSTRIAL MARKET



TOP 10 US CITY FOR FOREIGN BUSINESS



190,000+ MANUFACTURING & LOGISTICS EMPLOYEES IN THE REGION



12TH HIGHEST NET ABSORPTION AMONG TOP US INDUSTRIAL MARKETS



REACH 90% OF THE CONTINENTAL UNITED STATES IN 2 DAYS OR LESS



4 CLASS 1 RAIL LINES & 4 INTERMODAL PARKS



BUSINESS FRIENDLY **FOREIGN TRADE ZONE**



LARGEST NAVIGABLE INLAND WATERWAY IN THE US



NEW STATE-OF-THE-ART AIRPORT TERMINAL THAT HANDLES MORE AIR CARGO THAN ANY AIR CENTER IN A SIX-STATE REGION



4 MAJOR INTERSTATE HIGHWAYS WITH **30% MORE INTERSTATE MILES PER CAPITA** THAN ANY MAJOR US METRO

BIG THINGS ARE HAPPENING IN KANSAS CITY



2023

NEW KCI TERMINAL

In February 2023, Kansas City unveiled its state-of-the-art single terminal airport, featuring 40 gates, 6,200 garage parking spaces, and more than 50 shops and restaurants—over 80% of which are locally owned. With 157 daily departures, the new terminal has quickly become a major hub for travelers. Since its opening, it has seen record-breaking passenger traffic and has earned widespread recognition, including multiple national and international awards. In July 2024, it was ranked among the Top 10 airports in the U.S. by Travel + Leisure.



2031

KC CHIEFS STADIUM

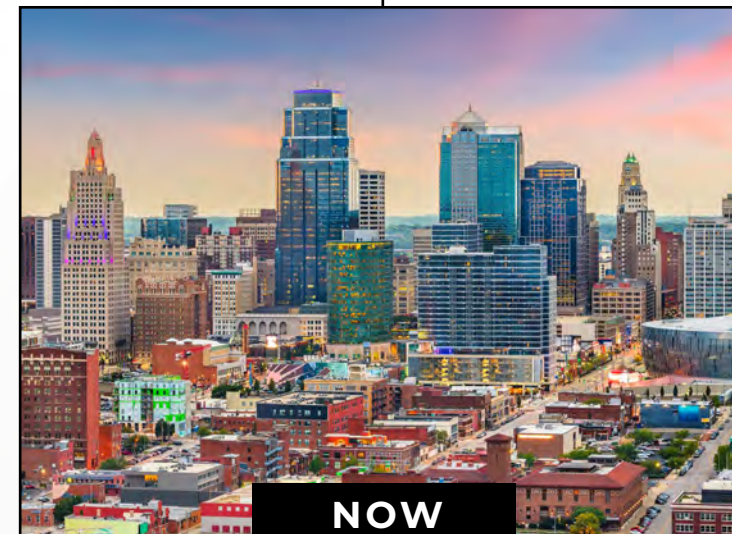
The Kansas City Chiefs are set to move to a new, state-of-the-art \$3 billion domed stadium in Wyandotte County, Kansas, with an opening scheduled for the 2031 NFL season. The stadium will feature a retractable roof and a projected capacity of 65,000-68,000. The development will also include retail shops, dining options, hotels, and residential, aiming to be a year-round destination. The project is expected to generate over 20,000 jobs and an economic impact exceeding \$4 billion. To learn more about this project visit the Chiefs website at www.chiefs.com/new-stadium.



2026

FIFA WORLD CUP

The Kansas City region is proudly known as the Heart of America—and it's also a premier destination for sports fans of all kinds. In 2026, the metro area will host six FIFA World Cup matches, including four group-stage fixtures and two knockout round games. Beyond hosting, Kansas City's impact stretches even further: KC-based firms are contributing to the design of 13 out of the 16 World Cup venues across North America, showcasing the region's world-class talent on a global stage.



NOW

REGIONAL WINS

Between 2020 and 2024, the Kansas City metro added 58,291 new residents—outpacing population growth in major cities like Boston, Chicago, Cincinnati, Minneapolis, and Philadelphia, according to the U.S. Census Bureau. Kansas City also ranks as a top Midwestern market for net migration, attracting new residents from states including Texas, California, Colorado, Illinois, Florida, and many more. Looking ahead, the region is projected to grow another 9.5% by 2040. Kansas City is also a national logistics powerhouse—home to the largest rail center in the U.S. by tonnage—and boasts a manufacturing workforce that's 16.4% more productive than the national average.



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