

BUILD-TO-SUIT OPPORTUNITY

6817 E. STADIUM DRIVE
KANSAS CITY, MO 64129



RAIL SERVED INDUSTRIAL DEVELOPMENT

+/-86 ACRES IMPROVED IN-FILL SITE



LEEDS INDUSTRIAL PARK
6817 E. STADIUM DRIVE KANSAS CITY, MO 64129

FOR LEASE



Scale, Flexibility, Infrastructure & Direct Rail Service

The 86-acre infill site located at 6817 E. Stadium Drive in Kansas City, Missouri previously supported a 1.5M square foot General Motors plant with robust rail and utility infrastructure. The site includes ample paved outdoor storage, existing Union Pacific rail connectivity and build-to-suit warehouse/manufacturing opportunities with the access and labor benefits of an infill site. With the extensive rail infrastructure in place and available 3rd party switching on site, Leeds Industrial Park is very attractive for any high-volume rail user.



Significant Existing Rail Infrastructure In Place



On-site Third-party Switching Available



Superior Accessibility to I-70 & 435



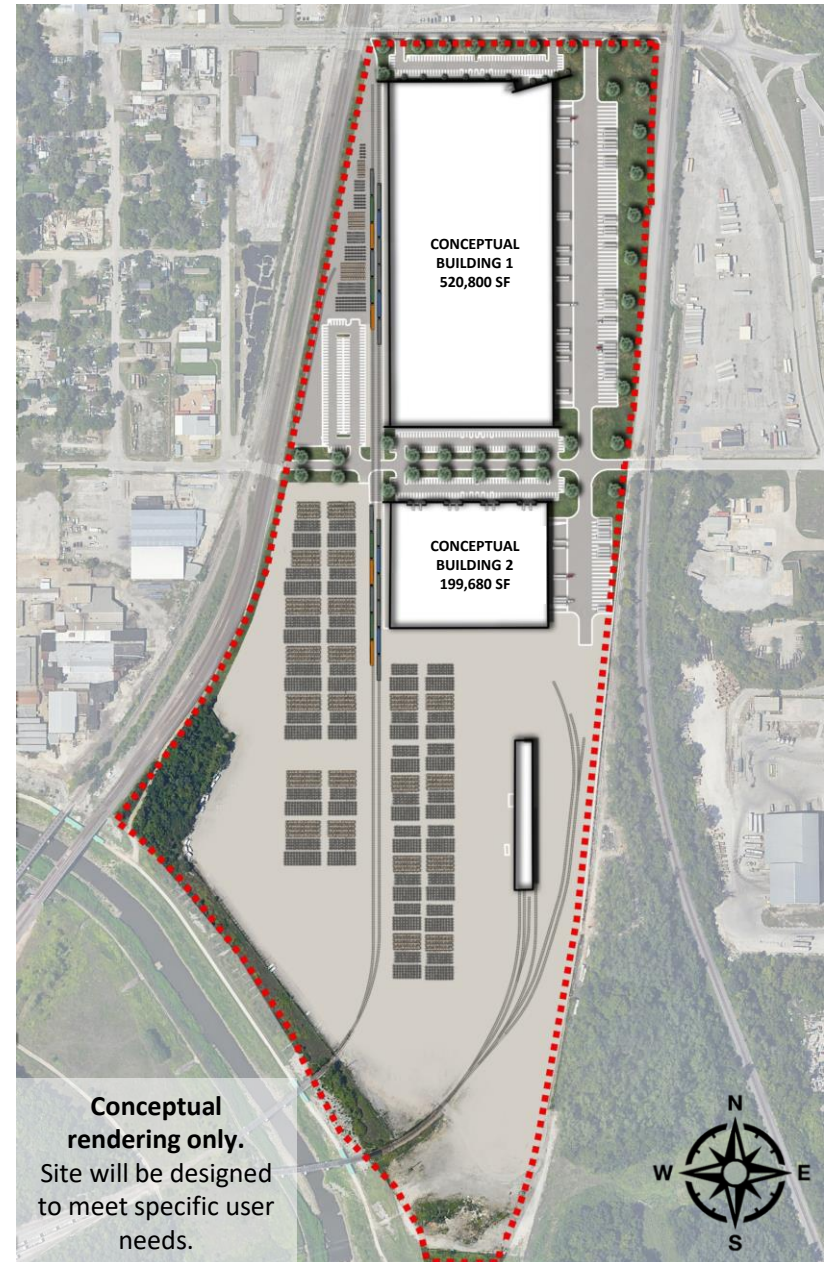
20 Year Tax Abatement In Place



Build-To-Suit Options Available



Utility Capacity Available for Heavy Users



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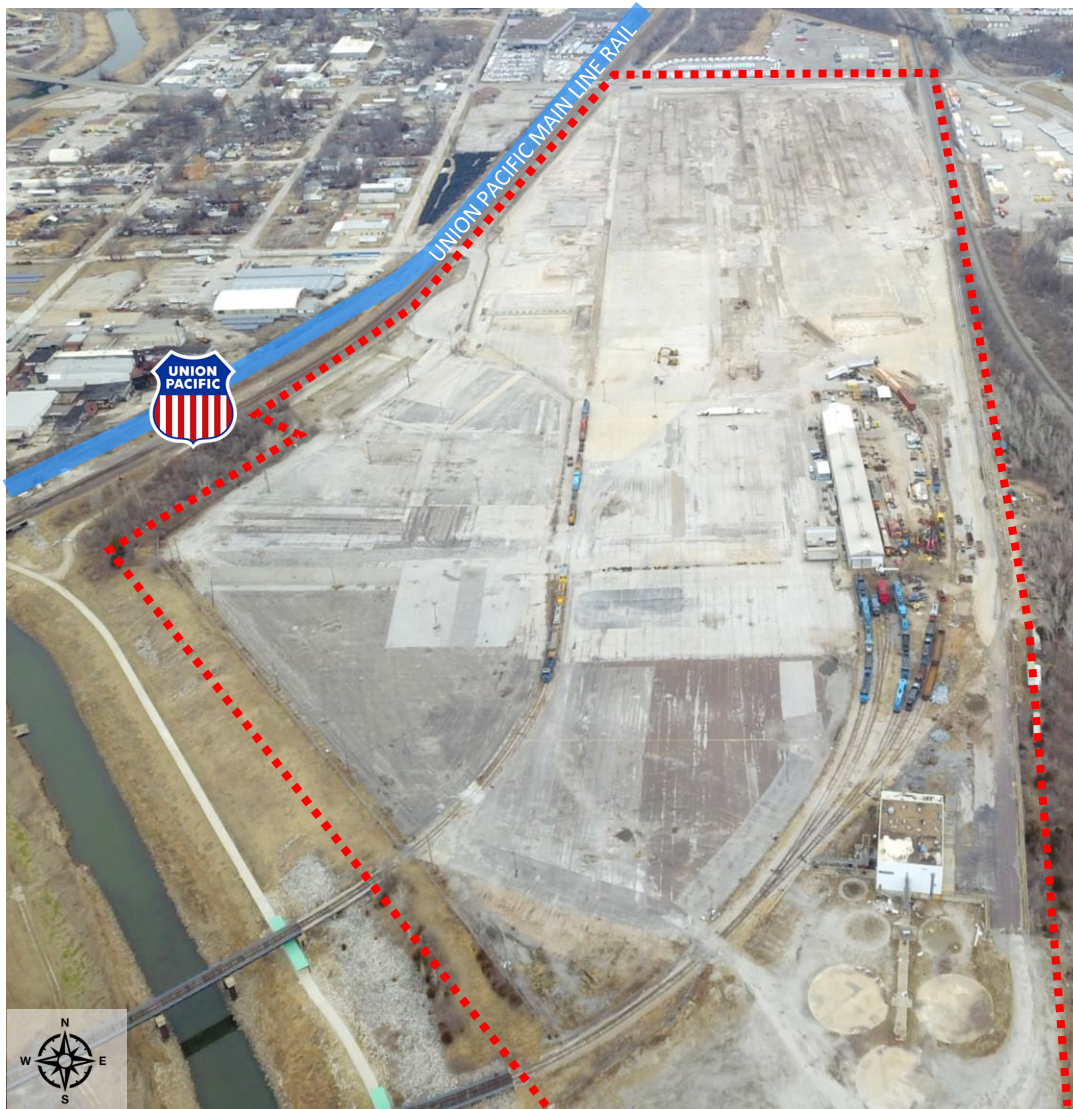
Conceptual Rendering of Potential Layout



Square Footage	200,000-800,000 SF
Dimensions	±470' x ±1,700'
Office Space	Build to Suit
Construction	Concrete Tilt-Up
Clear Height	36' Clear Outside Bay
Floor	6" Concrete Unreinforced
Bay Spacing	52' x 50'
Loading	Up to 90 Dock-High 6 Drive-In
Fire Protection	ESFR
Truck Court	130'
Trailer Storage	238 Stalls
Electrical	4,000 Amps @ 480V
Lighting	LED
Heat	High E Gas Fired MAU's
Parking	357 Stalls
Dedicated Rail Capacity	30,000+ Linear Feet of Track



Existing Rail Infrastructure Onsite & Immediately Adjacent



Union Pacific Franchise

Union Pacific provides a critical link in the global supply chain by linking 23 states in the western two-thirds of the country by rail. We serve many of the fastest-growing U.S. population centers, operate from all major West Coast and Gulf Coast ports to eastern gateways. We connect with Canada's rail systems and are the only railroad serving all six major Mexico gateways. We provide value to roughly 10,000 customers by delivering products in a safe, reliable, fuel-efficient and environmentally responsible manner.

Commitment to Service

For more than 150 years, our company has been committed to helping our country – and business – grow. The result is our evolution from North America's premier railroad to North America's premier transportation company.

Solutions That Make Sense

When shipping, one size - or one solution - doesn't always fit. Our logistics experts work with you to determine the best door-to-door shipping solution for your business. Whether you require multiple carriers, expedited service or just a cost-effective way to get from A to B, Union Pacific has the flexibility to meet your shipping needs.

Cost Competitive

We work to be the most efficient, cost-effective choice of your numerous shipping options. Helping you find the solution that's right for you is our number one priority - contact us, and we'll find the answers that are best for your business.

Technology

Every locomotive we operate is tracked via GPS. Automatic Equipment Identification dramatically streamlines the inventory process. Our specialized shipping management solutions strategically track and manage freight transportation across multiple carriers. These technologies have translated to faster transit times, greater reliability and higher customer satisfaction.

Rail Transportation

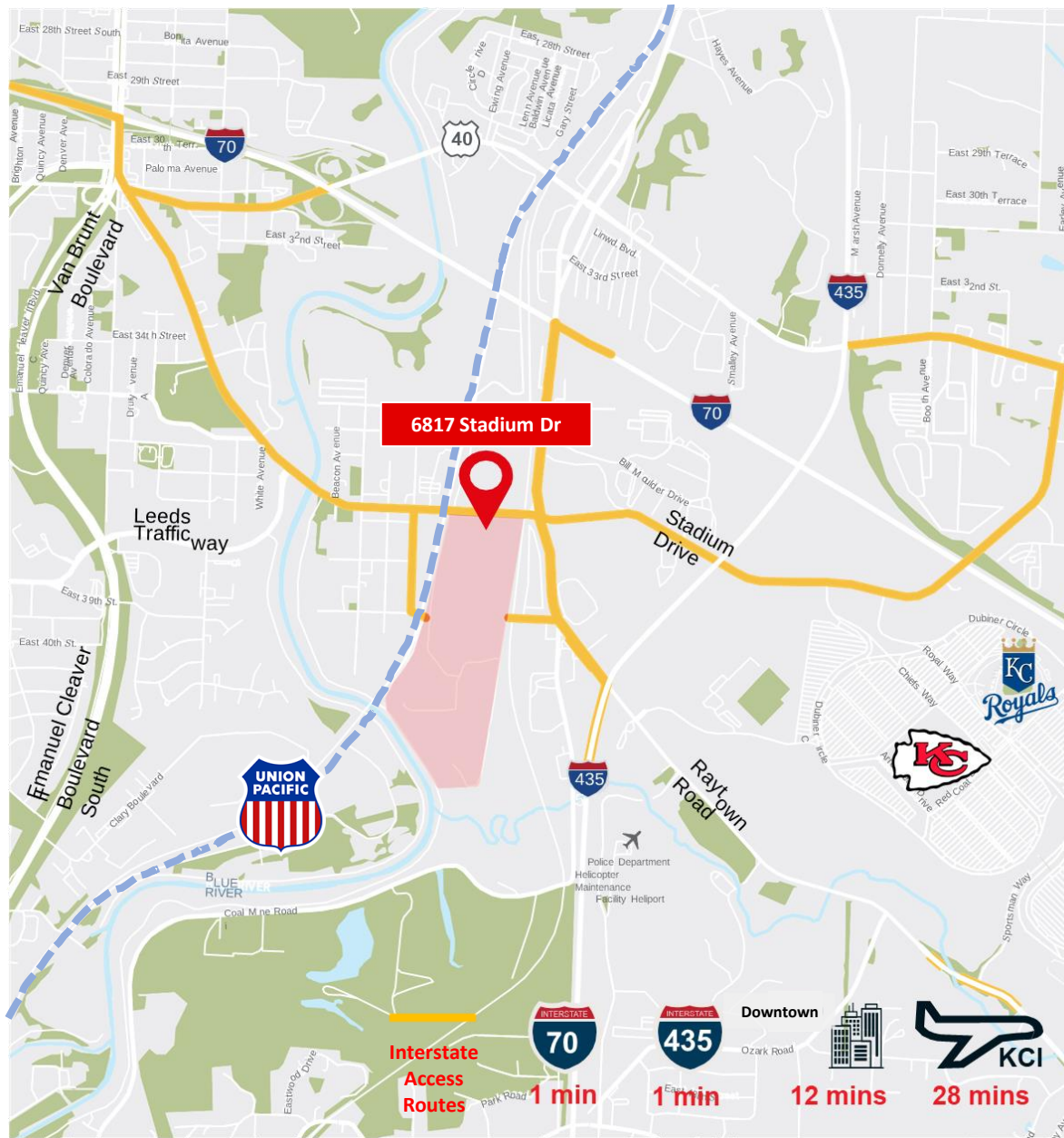
Freight trains are up to four times more fuel efficient than trucks and Union Pacific owns the cleanest locomotive fleet in the industry. With environmental concerns changing the way businesses do business, including shipping, our focus continues to be creating and implementing world-class energy conservation techniques.



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