

HUNT MIDWEST BUSINESS CENTER | LOGISTICS III

40,820 SF FOR LEASE

9701 NE Parvin Road
Kansas City, Missouri 64161



FOR LEASE

40,820 SF NOW AVAILABLE
4 DOCK HIGH DOORS/1 DRIVE-IN DOOR

**95% REAL PROPERTY
TAX ABATEMENT**



FOR MORE
INFORMATION
CONTACT

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PARK SITE PLAN

9701 NE Parvin Road

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HUNT MIDWEST BUSINESS CENTER

Hunt Midwest Business Center (HMBC) is a 2,500-acre established business park with expansion capabilities. HMBC boasts over 70 companies with a wide variety of industries.

HMBC offers superior access to transportation hubs, highways and available workforce, making it perfect for logistics, e-commerce, manufacturing and distribution for a variety of different industries needing cost-effective solutions.

- Direct access to I-435, I-70, I-35 and I-29
- Excellent local labor force
- Located on KCATA bus route
- Located in the heart of Kansas City's established logistics and ecommerce corridor
- FedEx first-stop/last-stop

1.8 MILES
INTERSTATE 435

4.4 MILES
FORD CLAYCOMO ASSEMBLY PLANT

3.2 MILES
FEDEX GROUND/FREIGHT & NORFOLK SOUTHERN INTERMODAL (via NE Birmingham)

21 MILES
KANSAS CITY INTERNATIONAL AIRPORT



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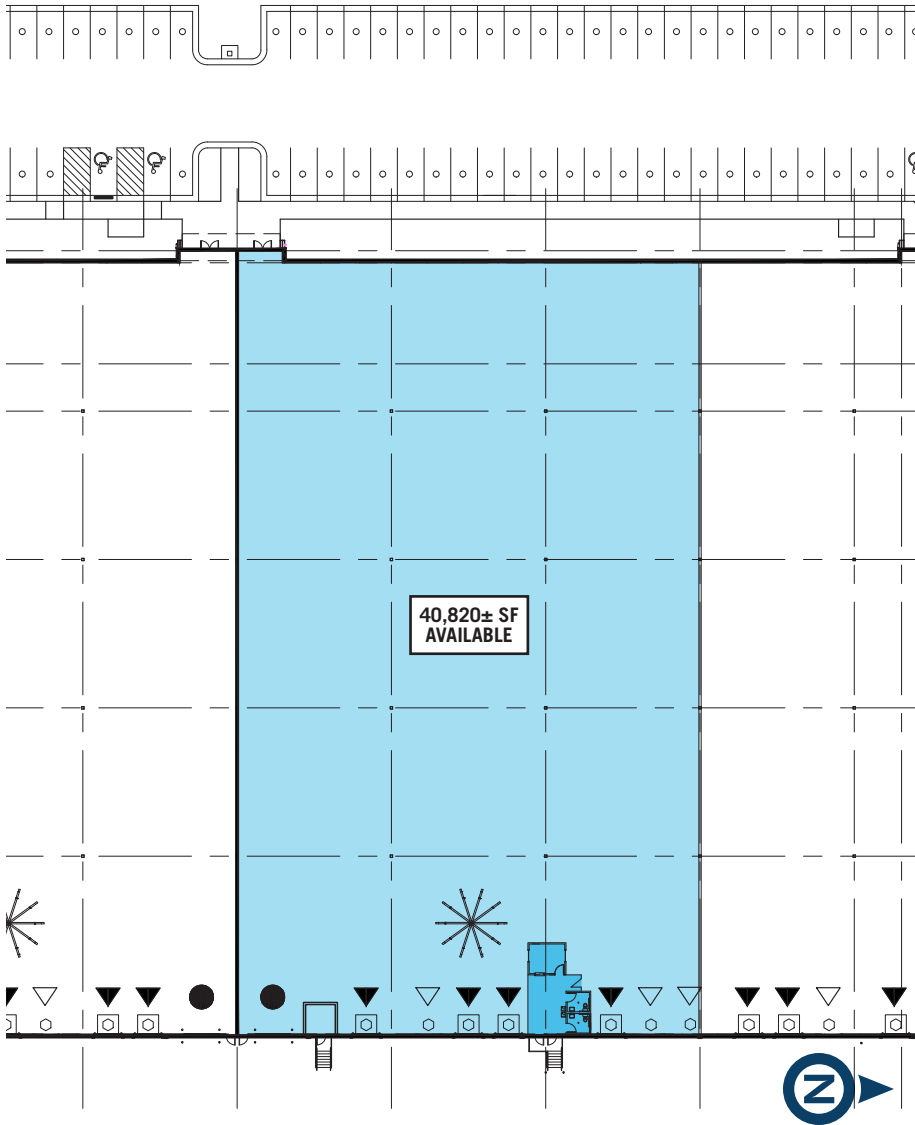


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BUILDING SPECS

9701 NE Parvin Road
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- BUILDING TYPE** Insulated precast wall panels
- BUILDING SIZE** 217,783 SF with 40,820 available
- OFFICE** 1,453 SF
- BUILDING DIMENSIONS** 260' deep x 838' wide
- COLUMN SPACING** 50' deep x 50' wide typical, staging bays are 60' deep
- CLEAR HEIGHT** 32 feet minimum, measured 6" inside the first column line of the staging bays
- ROOF** 60 Mil TPO single-ply white membrane, mechanically fastened with:
 - Slope 1/4" per foot
 - 22 gauge B-deck, welded
 - R-24 insulation for all roofing areas
 - 20-year manufacturer's warranty
 - Exterior gutter and downspouts (no internal roof drainage)
 - Downspouts to outfall into truck courts
- BUILDING FLOOR SLAB** 7" thick, 4,000 psi concrete typical floor flatness of FF 25 minimum. Floor levelness of FL 20 minimum
- FLOOR SEALER** Ashford
- DRIVE-IN DOORS** One (1) 12' x 14' drive-in door
- DOCK DOORS & EQUIPMENT** Four (4) 9' x 10' dock-high doors expandable to 7 Z guards, set of dock bumpers, 45,000 lb. dock levelers, 10" dock seals
- ELECTRICAL SERVICE** 200 Amp (expandable), 480V
- WAREHOUSE LIGHTING** LED fixtures with 30 Footcandles
- FIRE PROTECTION SYSTEM** ESFR K-25, operating at 25 PSI
- WAREHOUSE HEATING** Gas fired unit heaters with spark ignition, power vents and standard thermostats to maintain a minimum of 23° F above exterior temperature
- TRAILER PARKING** 3 spaces



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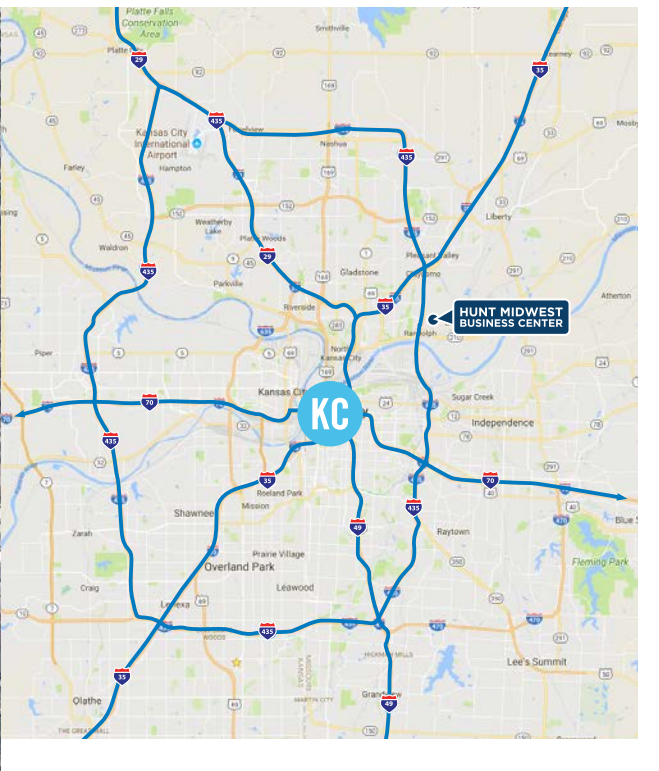
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LOCATION MAP

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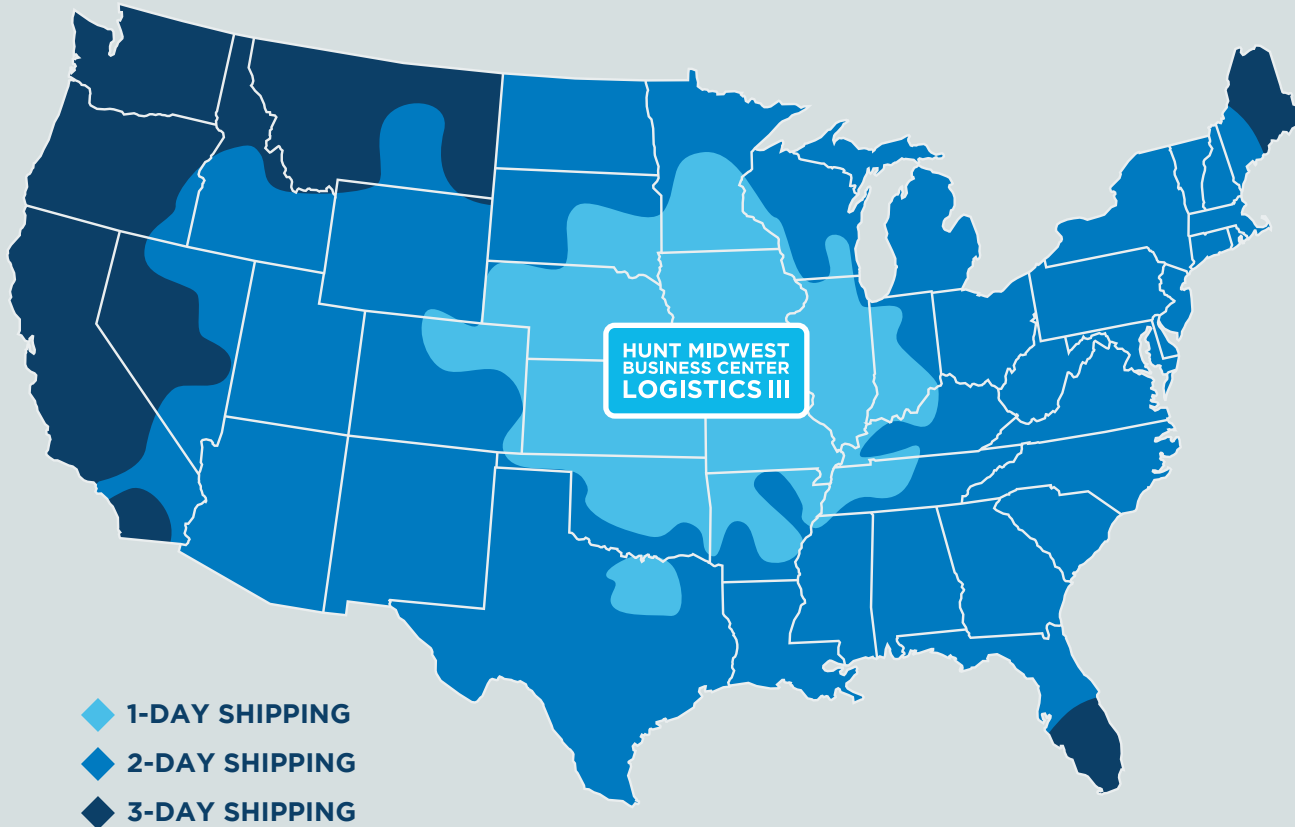
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HUNT MIDWEST BUSINESS CENTER IS LOCATED IN THE EXACT GEOGRAPHIC CENTER OF THE U.S. IN KANSAS CITY, MO

2-DAY SHIPPING TO 90% OF THE U.S.

LOCATION. LOCATION. LOCATION.



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