

Building C
526,502 SF



FOR LEASE | 4200 MO-92 HWY | Platte City, MO 64079

PLATTE

INTERNATIONAL

COMMERCE CENTER

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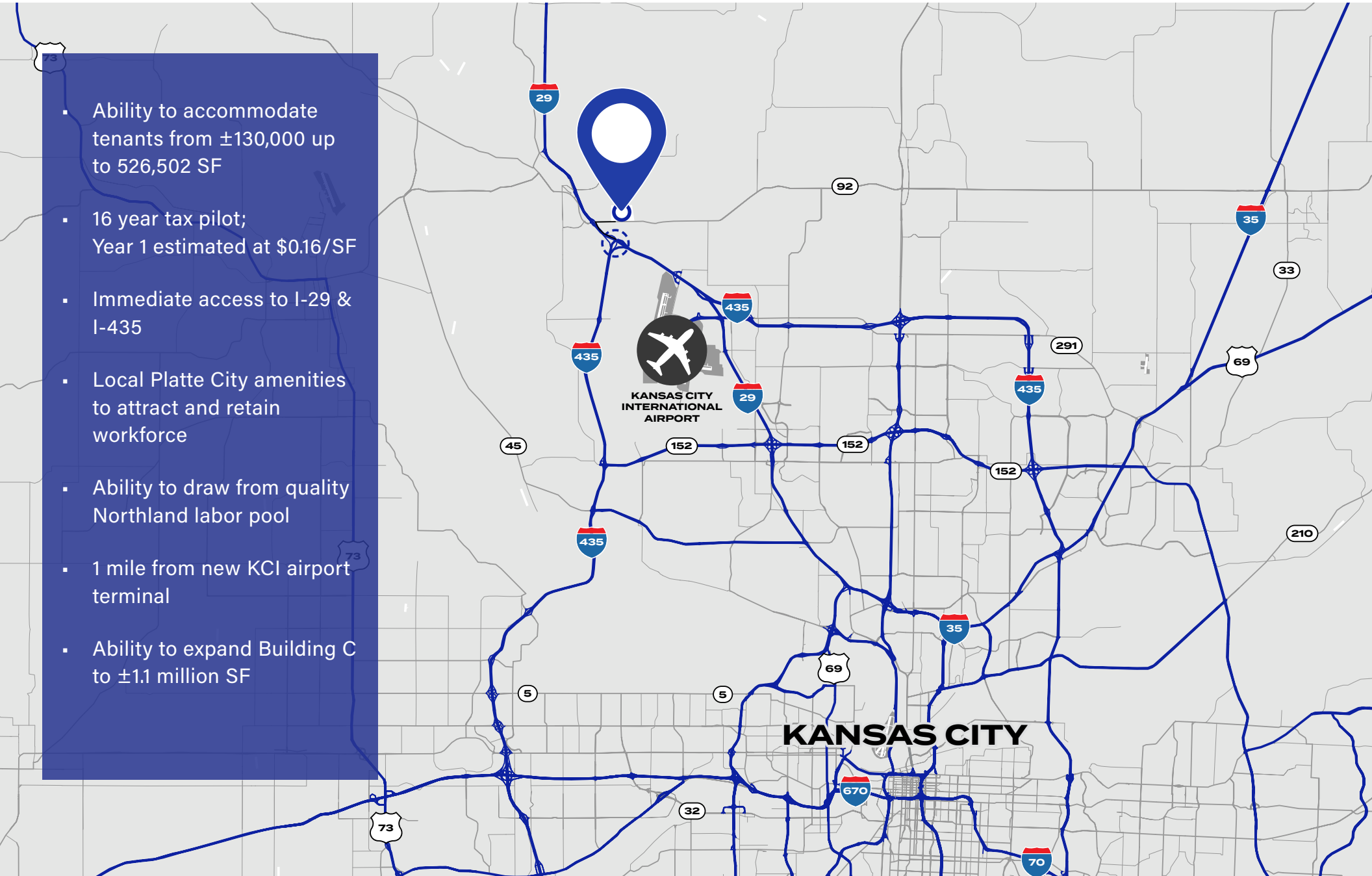
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Four building ±2.29 million SF master planned Class A distribution center located at Missouri Highway 92 and Interstate 29 in Platte City, MO.

Building C - 526,502 SF

- Ability to accommodate tenants from ±130,000 up to 526,502 SF
- 16 year tax pilot; Year 1 estimated at \$0.16/SF
- Immediate access to I-29 & I-435
- Local Platte City amenities to attract and retain workforce
- Ability to draw from quality Northland labor pool
- 1 mile from new KCI airport terminal
- Ability to expand Building C to ±1.1 million SF



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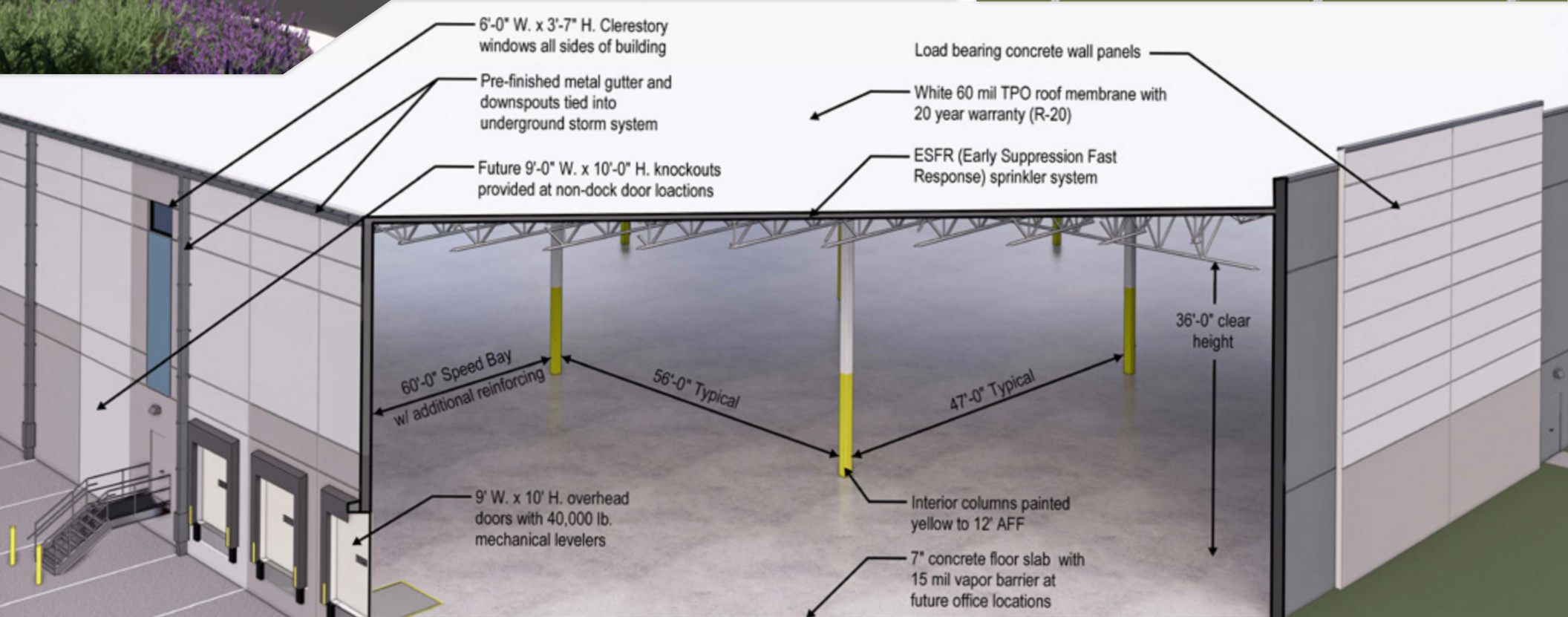
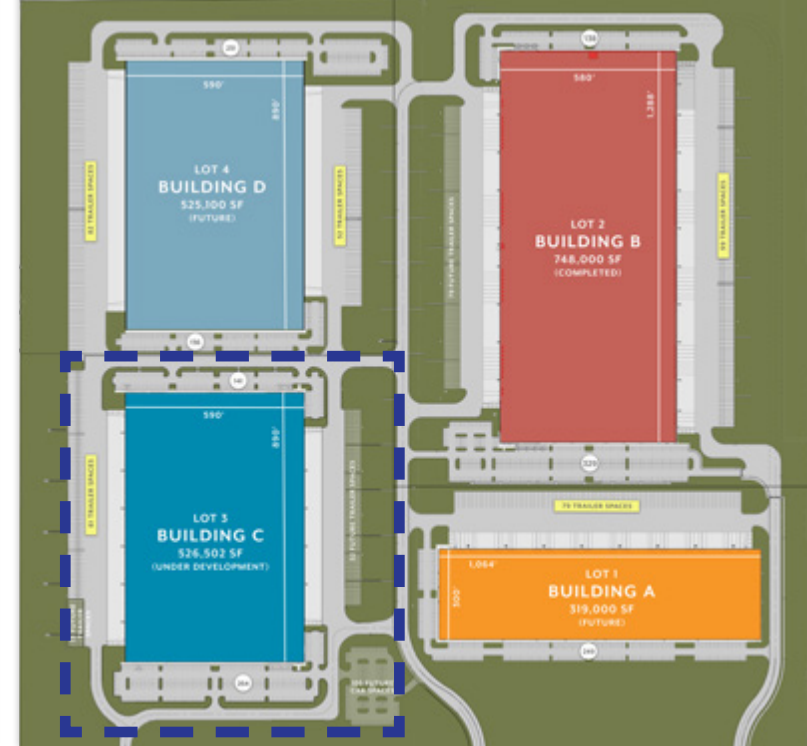
Platte International Commerce Center is located within one mile of Kansas City International Airport, and the newly opened, \$1.5 billion renovation. With the new state-of-the-art single-terminal, KCI is an efficient 39-gate airport with top of the line amenities.

Building C - 526,502 SF (Expandable to ±1.1 Million SF)

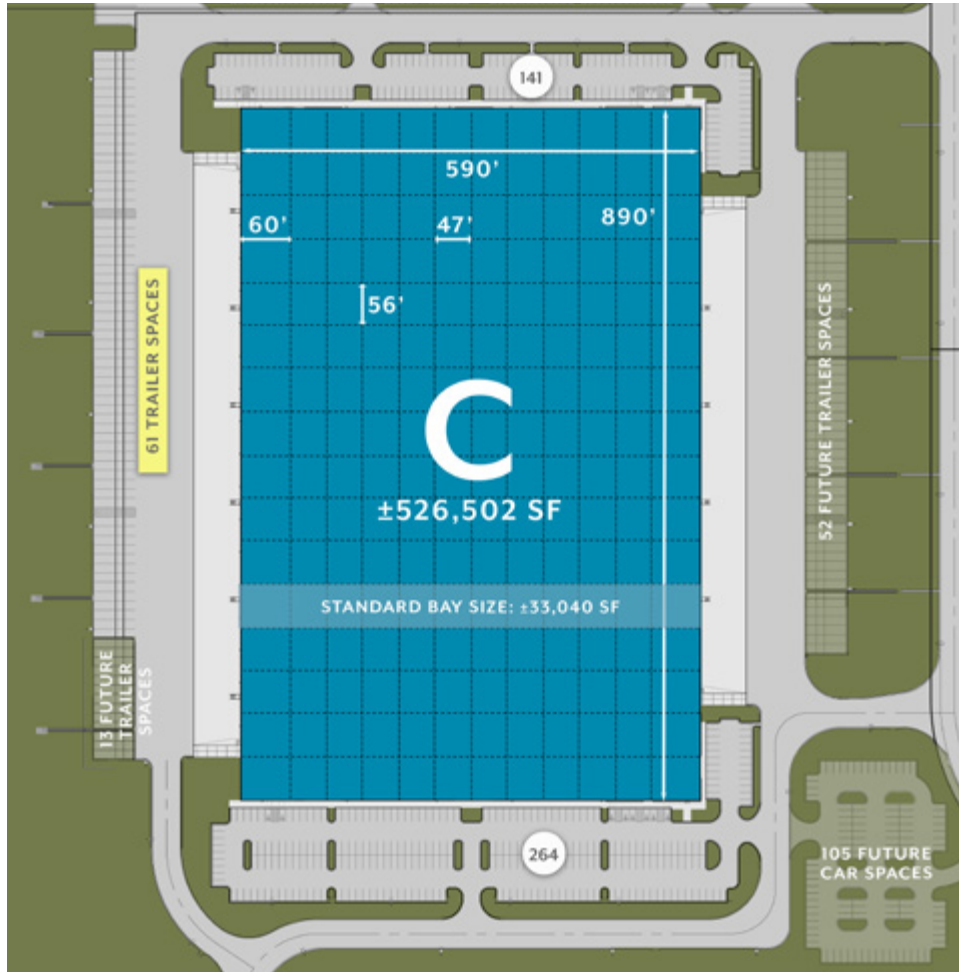
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BUILDING C 526,502 SF



SITE PLAN - BUILDING C

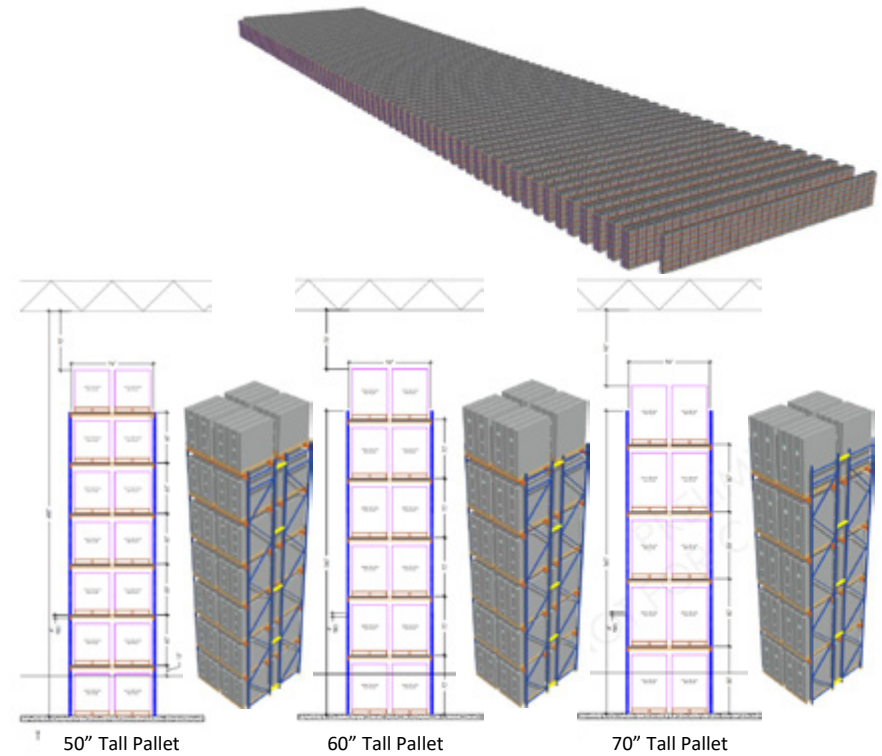
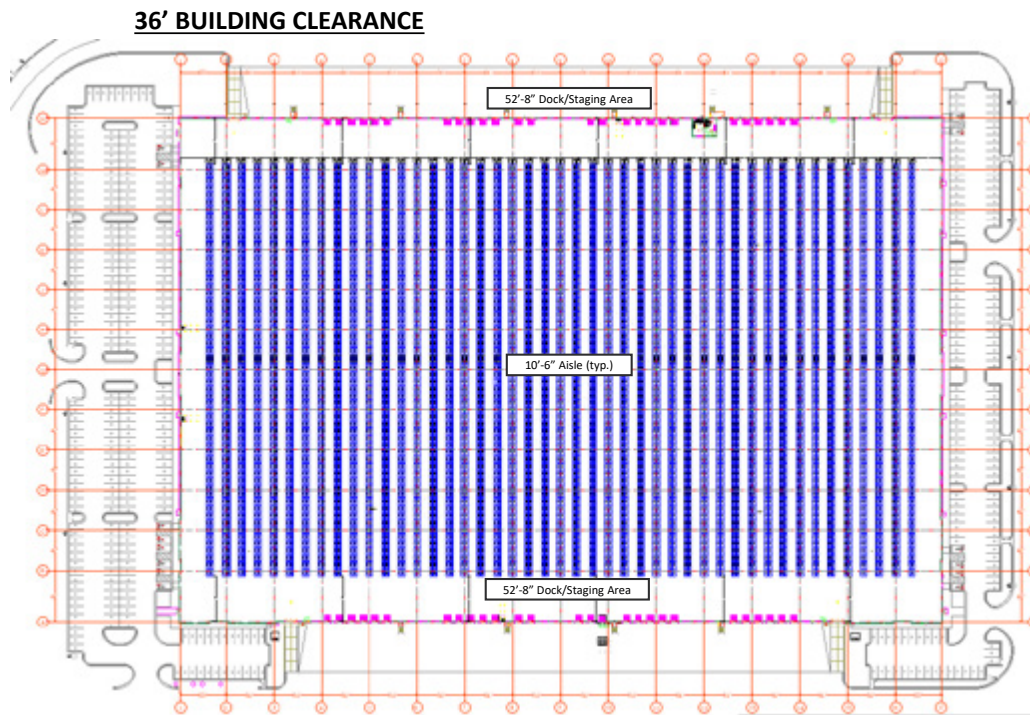


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BUILDING FEATURES

Total Size	526,502 SF (expandable)
Parcel Acreage	39.6 acres
Auto Parking	405 Stalls (105 future)
Trailer Storage	61 Stalls (65 future)
Typical Bay Size	33,040 SF
Building Depth	590'
Clear Height	36'
Dock Doors	52 (expandable)
Dock Equipment	40,000 lb, mechanical levelers, bumpers & seals
Drive-in Doors	4
Power	4,000 amps 480/277 3 phase
Heating	Direct-Fired Gas Units
Roof	60 mil TPO
Bay Spacing	56' x 47'
Truck Court	135'
Fire Suppression	ESFR
LED Lighting	LED 30 FC Average throughout

Conceptual Racking Layout



Number of Bays	Pallet Height	Pallet Positions
5,130	50"	71,820
	60"	61,560
	70"	51,300

WHY KANSAS CITY?

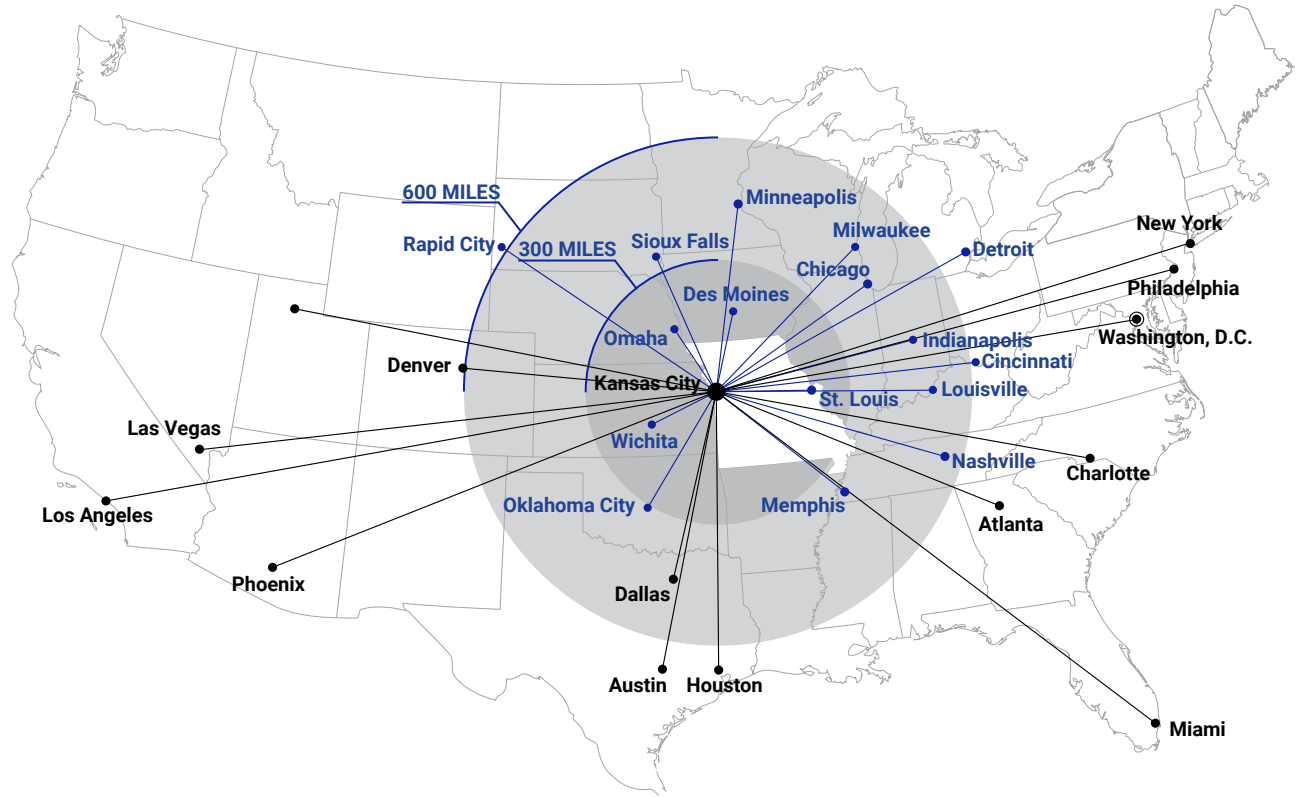
The Global Intersection of Business and Community

Kansas City is a globally connected community and one of the nation's hotspots for supply chain and logistics distribution. An ideal location for ecommerce with the ability to reach 85% of the US in two days or less.

PROXIMITY DATA

Major freight distribution markets within 12 hours:

Omaha, St. Louis, Oklahoma City, Dallas, Memphis, Nashville, Louisville, Indianapolis, Chicago, Milwaukee, Minneapolis, Denver



Headquarters for Fortune 500 companies & industries including financial services, data centers, agbioscience, ecommerce, logistics and advanced manufacturing are located in Kansas City.

A concentration of highly educated labor force of more than 1 million people live in Kansas City. 37% of the metro area population has a four-year degree, in comparison to 32% for the national average. This concentration of dynamic workers means Kansas City offers an exceptional labor pool and is an indicator of the high quality of life enjoyed by its residents.



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