

# METRO EAST COMMERCE CENTER

STRATEGIC LOCATION ADJACENT TO I-70 IN INDEPENDENCE, MISSOURI



## 64 ACRE LIGHT INDUSTRIAL PARK

Vertical Ready Industrial Sites For Build-To-Suit or Sale

**NEWMARK**  
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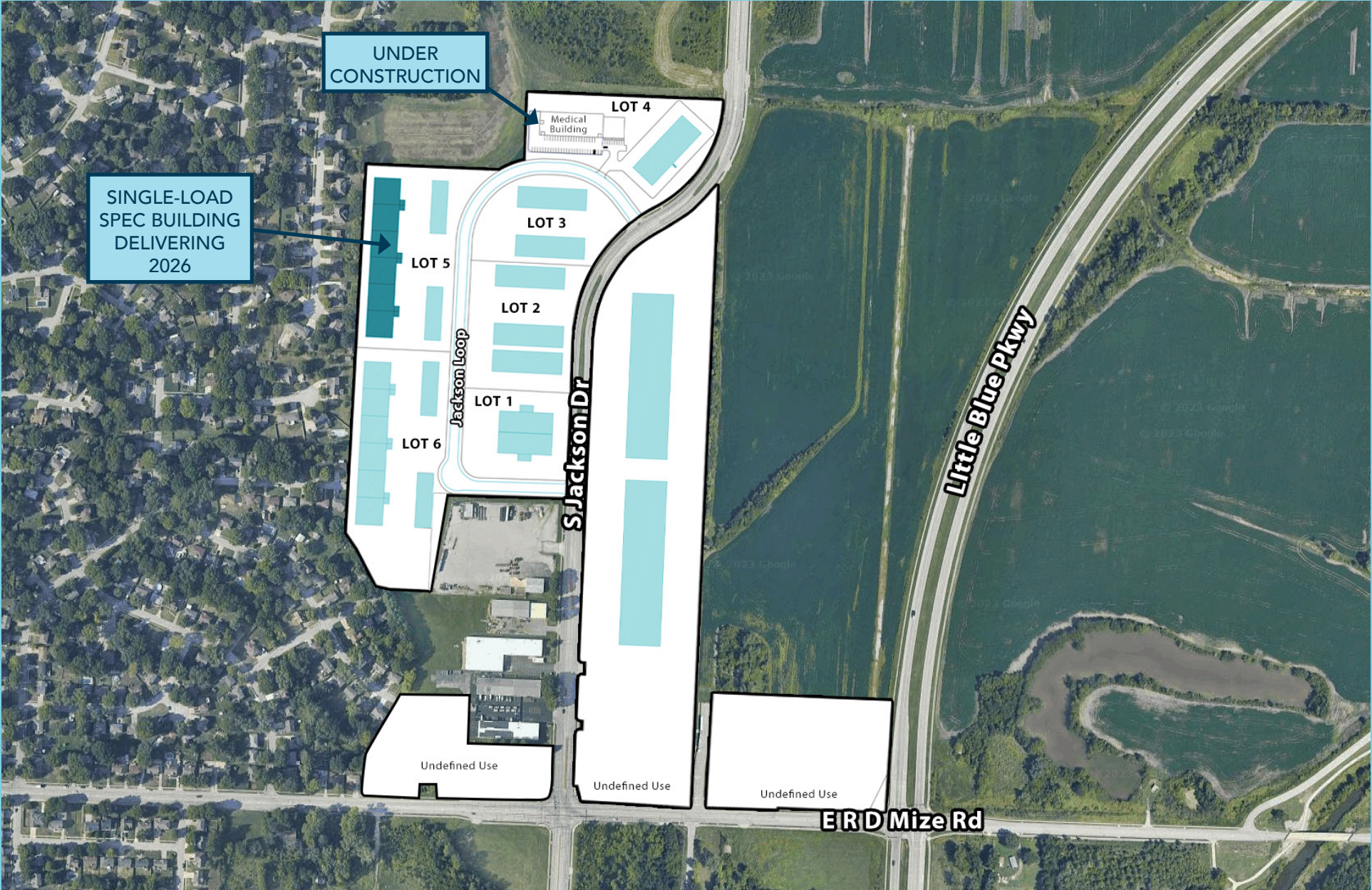


# SITE PLAN



- ▶ Light industrial sites ready for sale or build-to-suit
- ▶ Opportunity to combine lots
- ▶ Experienced BTS development team
- ▶ 5 minutes to I-70 and I-470 interchange
- ▶ Ability to accommodate a variety of building sizes
- ▶ Industrial and commercial zoning
- ▶ Potential for buildings with outdoor storage
- ▶ Inquire with broker for pricing

# CONCEPTUAL BUILDING PLAN

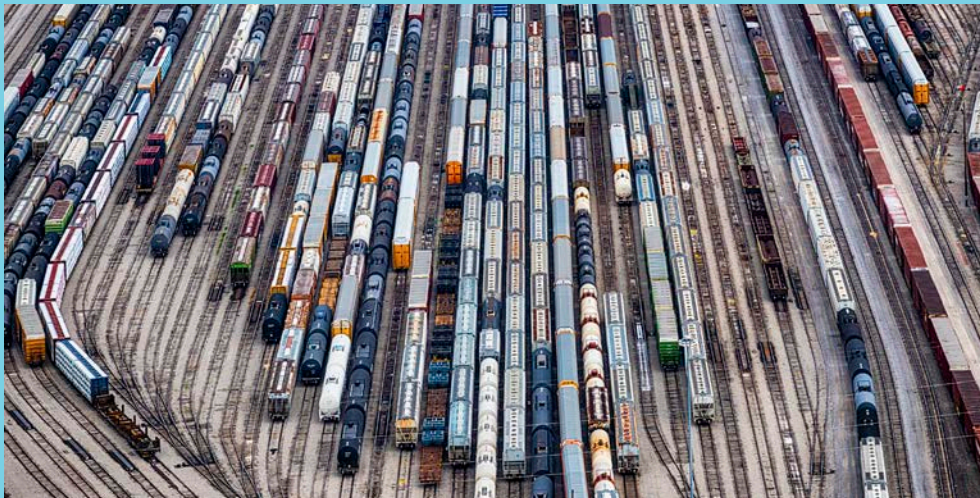


# TRANSPORTATION INFRASTRUCTURE



- ▶ Longest rail center by tonnage
- ▶ 4 intermodal centers
- ▶ 4 Class 1 rail lines
- ▶ Located at the intersection of four major U.S. highways
- ▶ 85% of US Population can be reach in 1-2 day truck drive
- ▶ 30% more interstate miles per capita than any other city in the nation

# KANSAS CITY: INDUSTRIAL STRENGTH



- ▶ More than 50 million square feet of Class A industrial space developed since 2015
- ▶ FOREIGN TRADE ZONE (FTZ): more space than any other US City
- ▶ #2 auto hub for manufacturing and assembly in USA according in to Brooking Institution
- ▶ 2.5 million metro population
- ▶ 330 million SF industrial market
- ▶ 15th largest industrial market in the US