

A Premiere Kansas City metro logistics hub

NOW fully delivered Q1 2025 | Lee's Summit, MO



LEE'S SUMMIT

COMMERCE CENTER

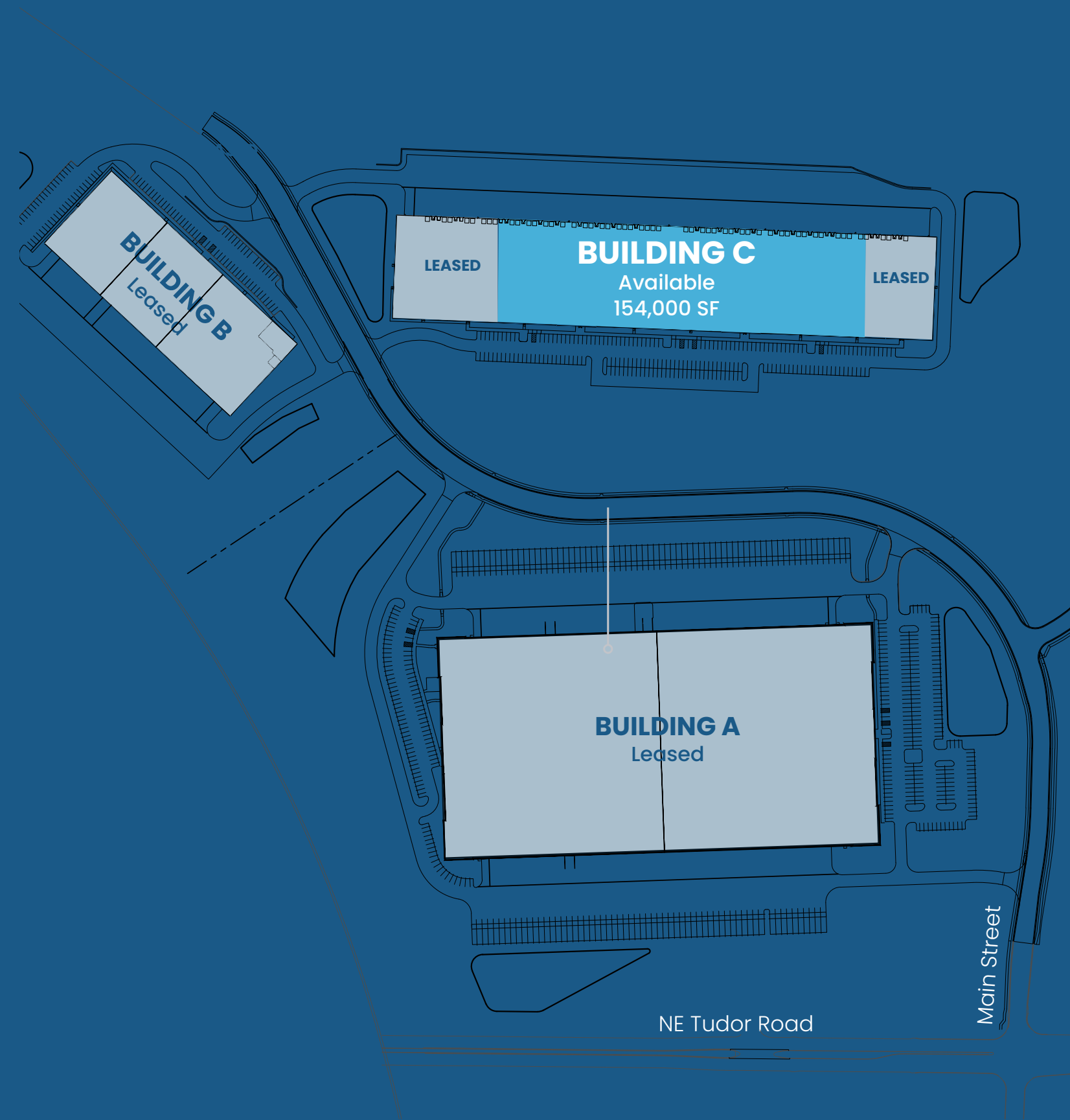


Jones Lang LaSalle Brokerage, Inc

LEE'S SUMMIT COMMERCE CENTER

Up to 253,000 SF Industrial space available

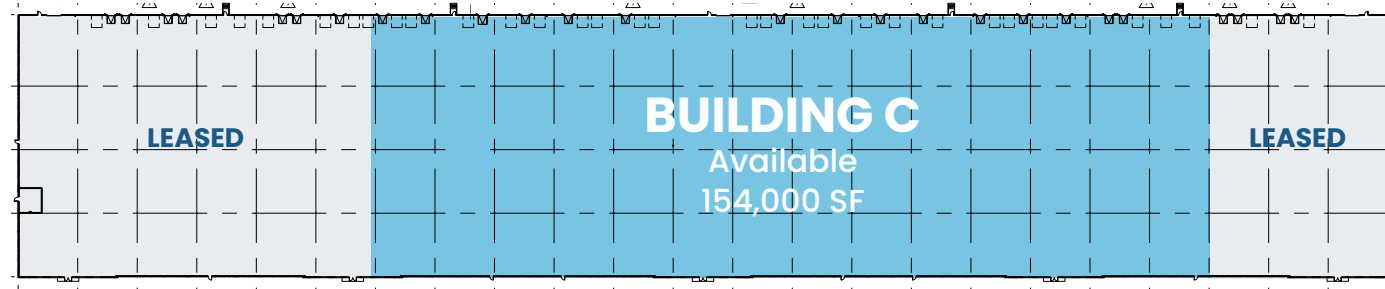
- 80-acre master planned development
- Class A speculative construction
- Flexible space increments
- Generous tax incentive: 75% years 1-10, 50% years 11-20
- State-of-the-art amenities optimized for logistics operations
- Robust, reliable workforce with 150,000 + employee labor pool
- Strategic location with highway access to I-470 and 50



FLEXIBLE OPTIONS

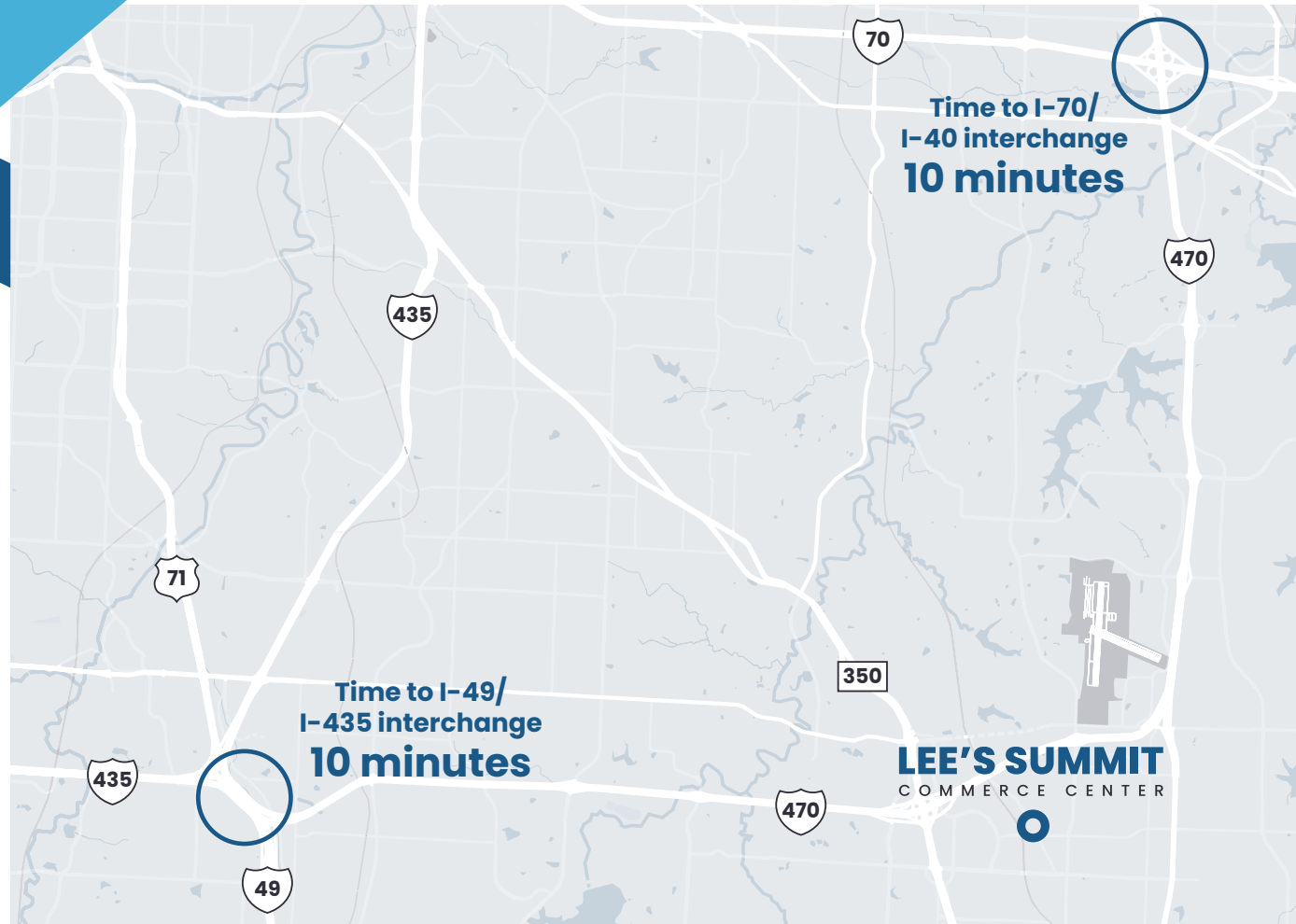
Lee's Summit Commerce Center offers flexible increments across an 80-acre site. Buildings A and C can accommodate a wide range of uses to meet diverse business needs.





ADDRESS	1231 NW Main Street, Lee's Summit, MO 64086
AVAILABLE SPACE	154,000 ± SF (Divisible: 33,000 SF minimum)
OFFICE SPACE	BTS
LAND AREA	26.16 ± acres
BUILDING DIMENSIONS	220' x 1150'
CEILING HEIGHT	32'
AUTO PARKING	124
BAY SIZE	Typical bays - (±) 54' x 50', speed dock bay - 54' x 60'
TRUCK COURT	130' total depth: 60' concrete apron and 70' HD asphalt
EXTERIOR WALLS	Load-bearing concrete tilt wall
STRUCTURAL STEEL	Gray tube steel columns and joists supporting white roof deck
SLAB CONSTRUCTION	7" un-reinforced, 4,000 PSI concrete on 4" aggregate base
LOADING DOORS	Fifteen (15), 9' x 10' manual overhead doors; with 40K lb levelers with dock shelters and bumpers One (1), 12' x 14' drive-in doors with electric operations
ROOFING	45 MIL TPO with R-20 insulation
HVAC	Heat provided via roof mounted gas fired 80/20 MUA units
FIRE PROTECTION	ESFR sprinkler system
ELECTRICAL SERVICE	3,000 - AMP service
LIGHTING	LED 30,000 LM high bay light fixtures





Lee's Summit **INDUSTRIAL LANDSCAPE**

Located just southeast of Kansas City, Lee's Summit is a thriving industrial hub. With its strategic position and robust infrastructure, the city offers prime opportunities for logistics and manufacturing. Boasting excellent connectivity via major highways and proximity to rail networks, Lee's Summit attracts businesses seeking efficient distribution channels. The area's pro-business climate, skilled workforce, and available land make it an ideal location for industrial development and expansion. Recent years have seen significant growth in industrial parks and warehousing facilities, solidifying Lee's Summit's reputation as a key player in the region's industrial landscape.

Median Age

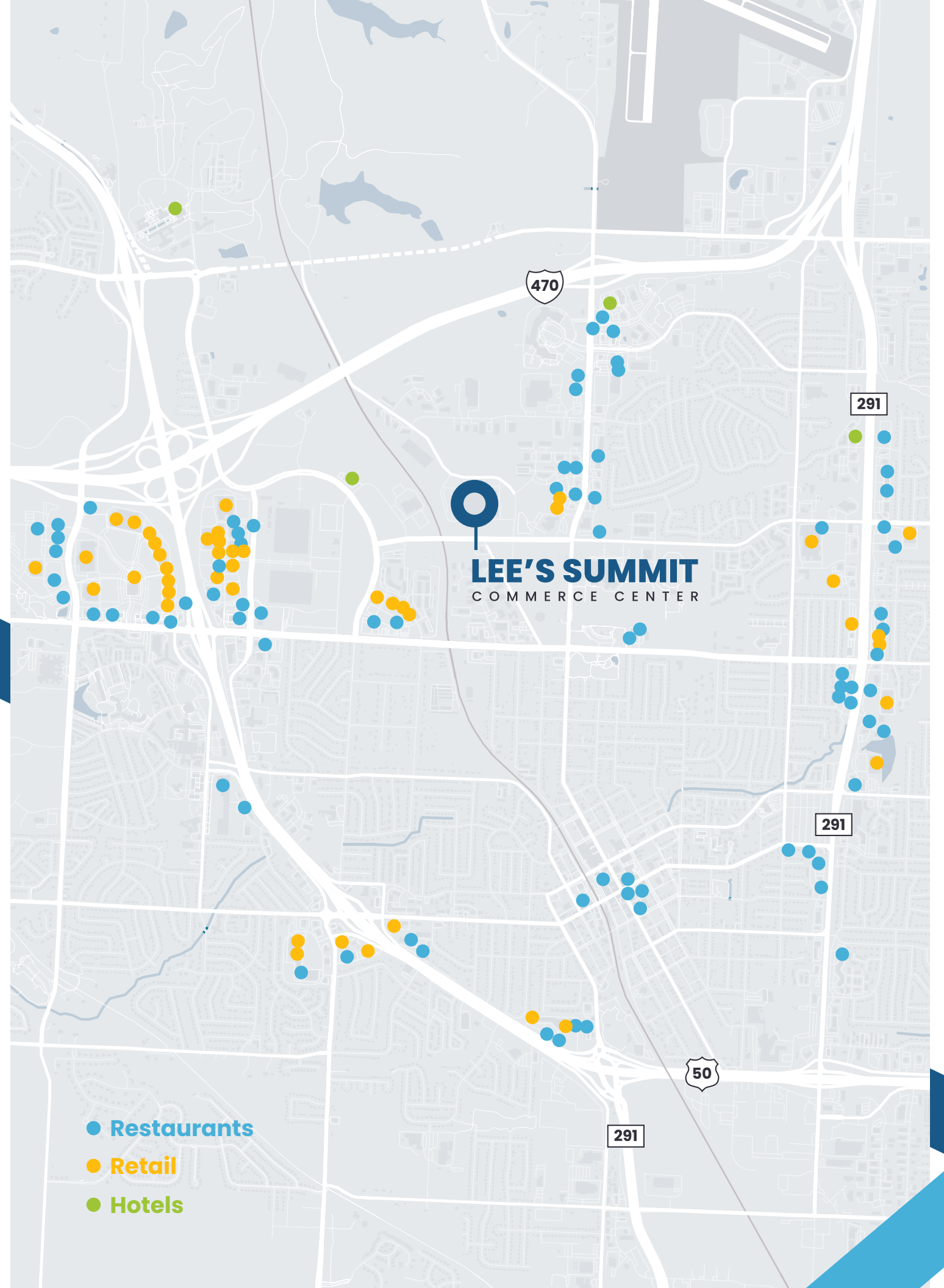
1 mi - 37.7
5 mi - 39.9
10 mi - 39.0

Ave. HH Income

1 mi - \$84,437
5 mi - \$126,023
10 mi - \$100,117

Total population

1 mi - 5,148
5 mi - 96,496
10 mi - 391,158



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