



LOGISTICS PARK
KANSAS CITY

BUILDING 6 FOR LEASE

18451 MONTROSE ST
EDGERTON, KS



± 270,151 SF

AT LPKC INTERMODAL CENTER

MODERN DISTRIBUTION
WAREHOUSE
SPACE AVAILABLE

NEWMARK
ZIMMER



 **NorthPoint**[™]
DEVELOPMENT
logisticsparkkc.com



STRATEGIC LOCATION

LOCATE HERE. SHIP ANYWHERE.



5 Minutes



15 Minutes



25 Minutes



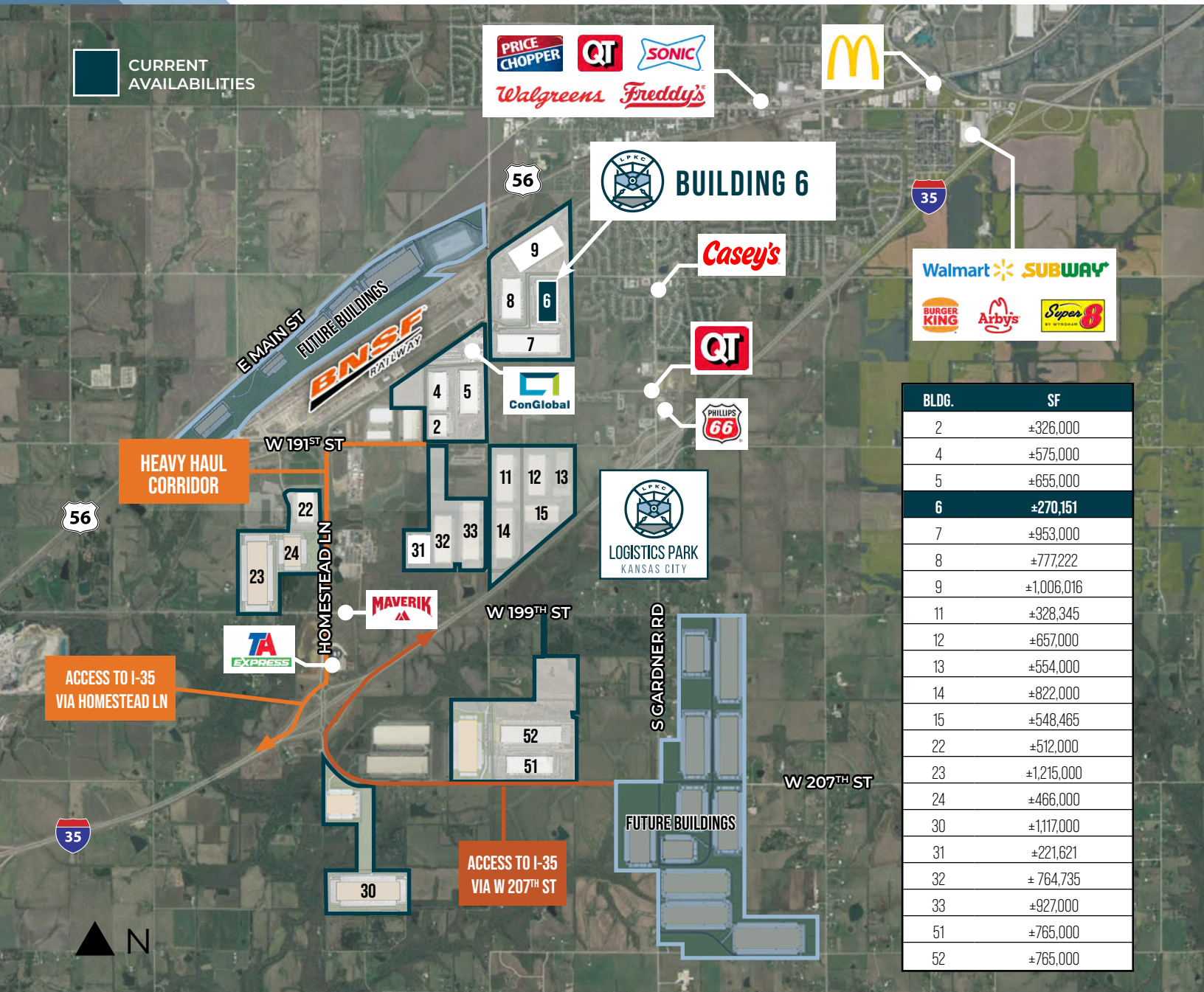
CBD
30 Minutes



KCI Airport
40 Minutes



MASTER SITE PLAN



LOCATION ADVANTAGES



Reduced transportation costs



Strategically and centrally located



Master-planned distribution and warehouse development



Efficient movement of global goods



Optimized supply chains



Served by global intermodal transportation leader, BNSF Railway



Foreign Trade Zone Opportunity – Reduced Fees and Accelerated Supply Chain



SITE PLAN



SITE FEATURES



LOCAL ECONOMIC INCENTIVES

Fixed PILOT 50% Property Tax Abatement



LABOR POOL

Available Workforce for Warehousing and Manufacturing



BNSF INTERMODAL

Adjacent to BNSF's Transcontinental Main Line



FUEL COST

Reduced Fuel Cost Volatility



CLASS-A DESIGN

State-of-the Art Crossdock Distribution Building



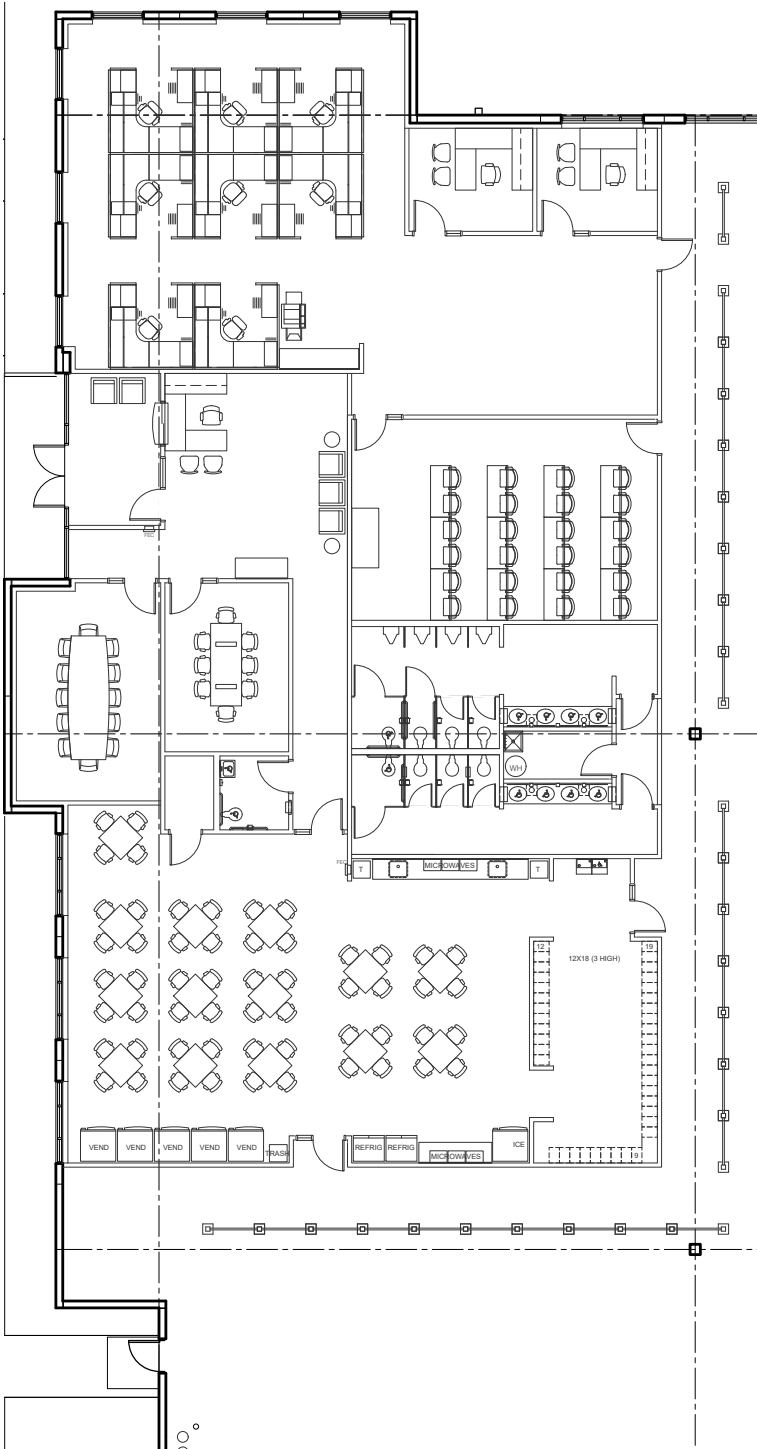
STATE-WIDE ECONOMIC INCENTIVES

Incentives Available through the State of Kansas

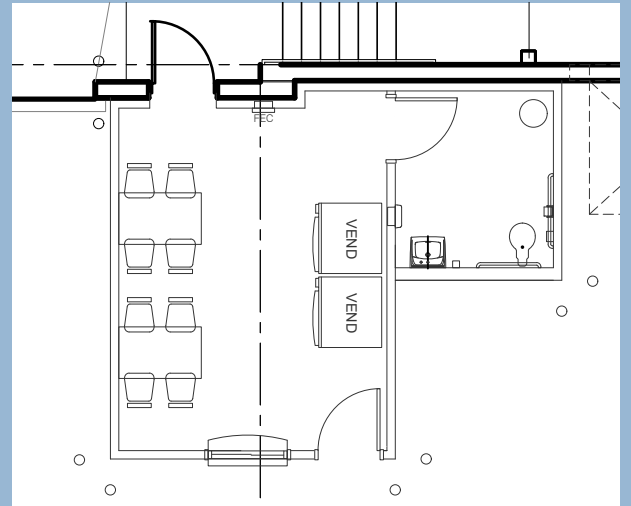


FLOOR PLAN

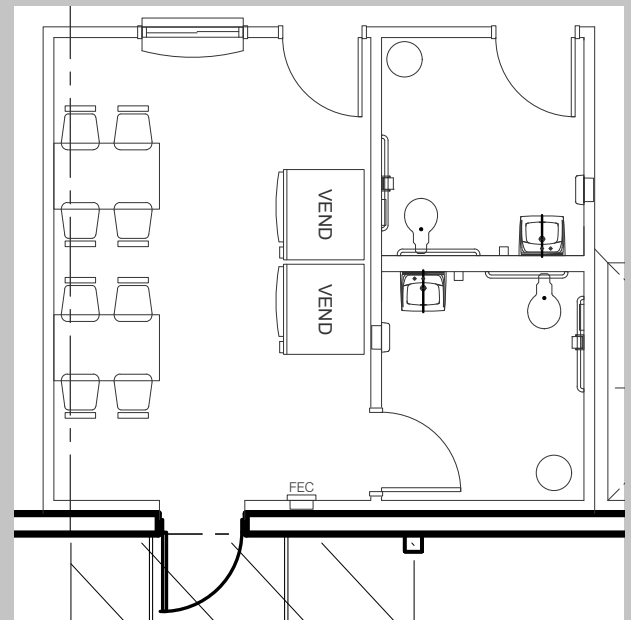
EXISTING OFFICE: ±6,323 SF



EXISTING OFFICE: ±385 SF



EXISTING OFFICE: ±324 SF



* Furniture not to stay in place



BUILDING SPECIFICATIONS



±270,151 SF
AVAILABLE

26 DOCK
DOORS

2 DRIVE IN
DOORS

50 TRAILER
PARKING

128 CAR
PARKING

BUILDING SIZE	±777,222 SF
AVAILABLE	±270,151 SF
OFFICES	±324 SF; ±385 SF; ±6,323 SF
CLEAR HEIGHT	36'
COLUMN SPACING	52' X 50', 52' X 60' AT SPEED BAYS
DOCK DOORS	26 DOCKS, 20 FUTURE
DRIVE IN DOORS	2 - 16' X 14'
CAR PARKING	128
CONSTRUCTION	CONCRETE TILT-UP
FLOOR	7" CONCRETE SLAB UNREINFORCED, SEALED FLOOR JOINTS

SPRINKLERS	ESFR
FANS	6 HVLS FANS
ELECTRICAL SERVICE	400 AMPS 480 VOLT 3 PHASE
LIGHTING	LED
HEAT	HIGH E GAS FIRED MAU'S
WATER	JC WD 7
SEWER	EDGERTON - NEW TREATMENT FACILITY
ELECTRICITY	EVERGY
GAS	KANSAS GAS ENERGY
FIRE PROTECTION	JOHNSON COUNTY FIRE DEPT. #1
INTERMODAL ACCESS	±2 MILES TO BNSF GATE

NEWMARK
ZIMMER



MARK C. LONG
816-512-1011
mlong@nzimmer.com

JOHN F. HASSLER
816-268-4208
jhassler@nzimmer.com

logisticsparkkkc.com