



LOGISTICS PARK
KANSAS CITY

BUILDING 11 FOR LEASE

AVAILABLE 3/31/26

30901 W 191ST STREET
EDGERTON KS



± 328,345 SF

AT LPKC INTERMODAL CENTER

MODERN DISTRIBUTION
WAREHOUSE
SPACE AVAILABLE

NEWMARK
ZIMMER

logisticsparkkc.com

BNSF
RAILWAY



ARES
INDUSTRIAL
MANAGEMENT



NorthPoint[™]
DEVELOPMENT



STRATEGIC LOCATION

LOCATE HERE. SHIP ANYWHERE.



5 Minutes



15 Minutes



25 Minutes



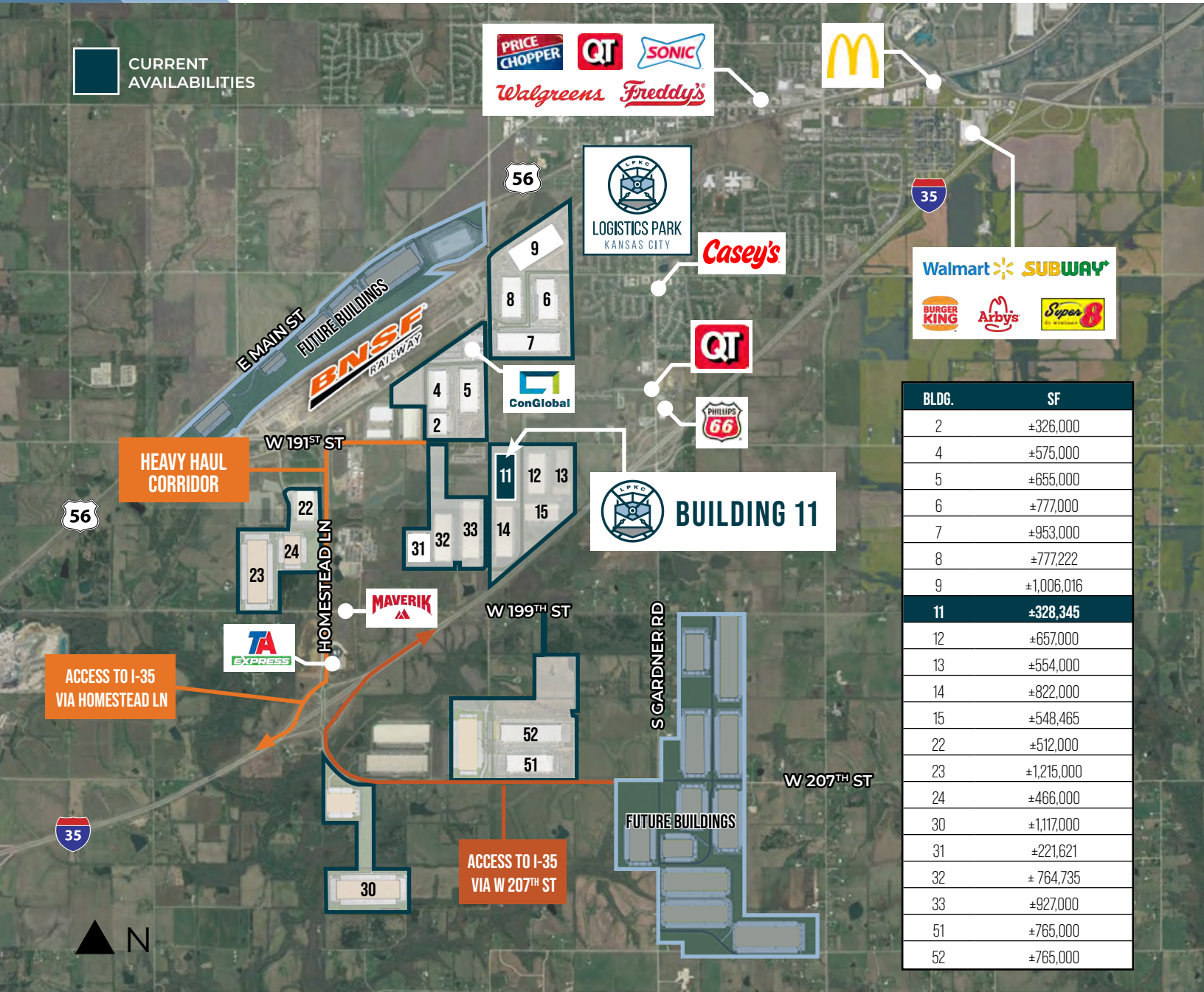
CBD
30 Minutes



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



BUILDING SPECIFICATIONS



328,345 SF AVAILABLE

40 DOCK DOORS

2 DRIVE IN DOORS

110 CAR PARKING

BUILDING SIZE	±765,160 SF
AVAILABLE	±328,345 SF
OFFICE	±810 SF (MEN'S & WOMEN'S RESTROOMS)
CLEAR HEIGHT	32'
COLUMN SPACING	52' X 50', 52' X 60' AT SPEED BAYS
DOCK DOORS	40 DOCKS, 28 FUTURE
DRIVE IN DOORS	2 - 16' X 14'
CAR PARKING	110
CONSTRUCTION	CONCRETE TILT-UP
FLOOR	7" CONCRETE SLAB UNREINFORCED, SEALED FLOOR JOINTS

SPRINKLERS	ESFR
FANS	2 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