



LOGISTICS PARK
KANSAS CITY

BUILDING 11 FOR LEASE

30901 W 191ST STREET
EDGERTON, KS



± 2,507 SF SPEC OFFICE UNDER CONSTRUCTION

± 328,294 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



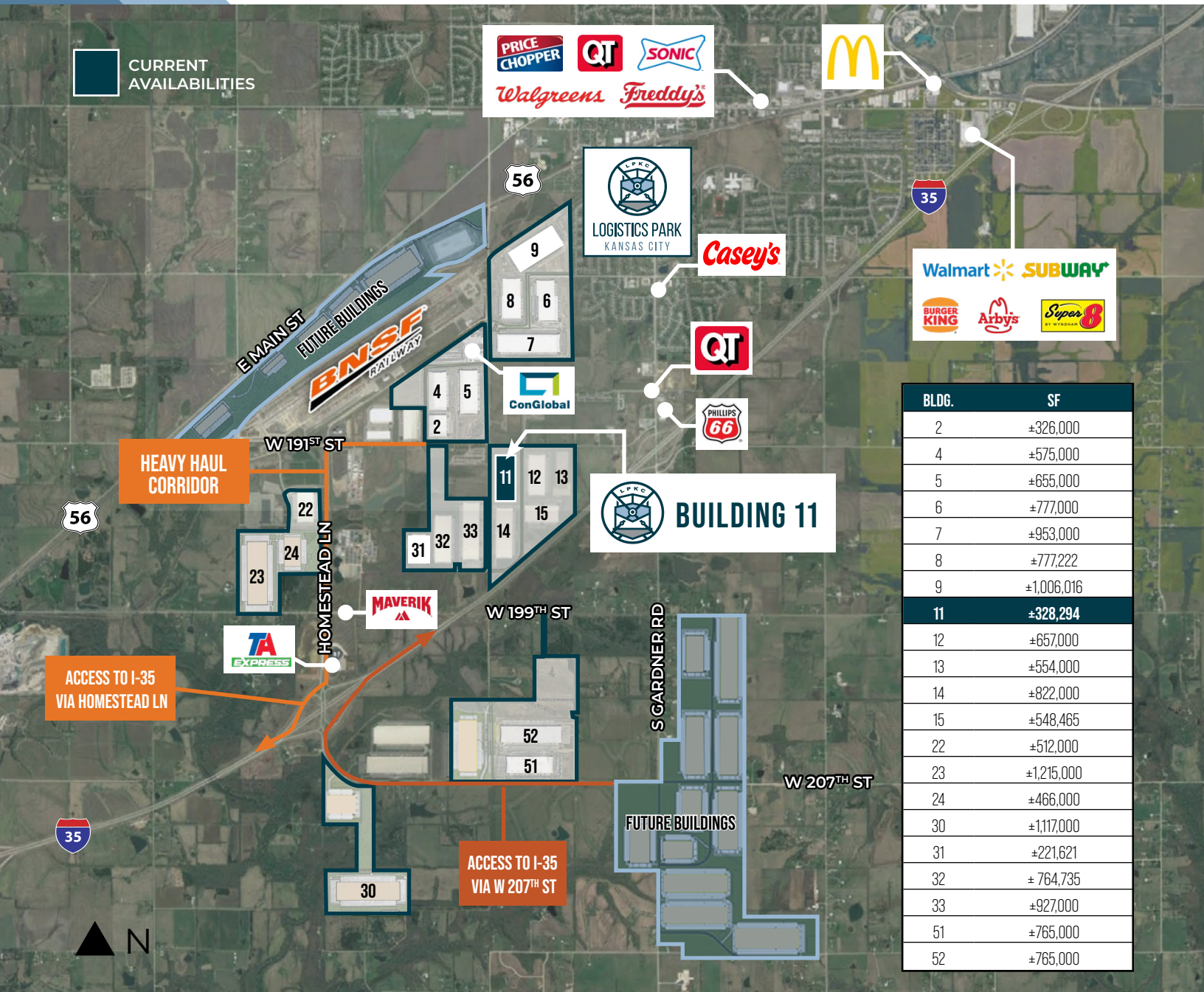
CBD
30 Minutes



KCI Airport
40 Minutes



MASTER SITE PLAN



BLDG.	SF
2	±326,000
4	±575,000
5	±655,000
6	±777,000
7	±953,000
8	±777,222
9	±1,006,016
11	±328,294
12	±657,000
13	±554,000
14	±822,000
15	±548,465
22	±512,000
23	±1,215,000
24	±466,000
30	±1,117,000
31	±221,621
32	± 764,735
33	±927,000
51	±765,000
52	±765,000

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



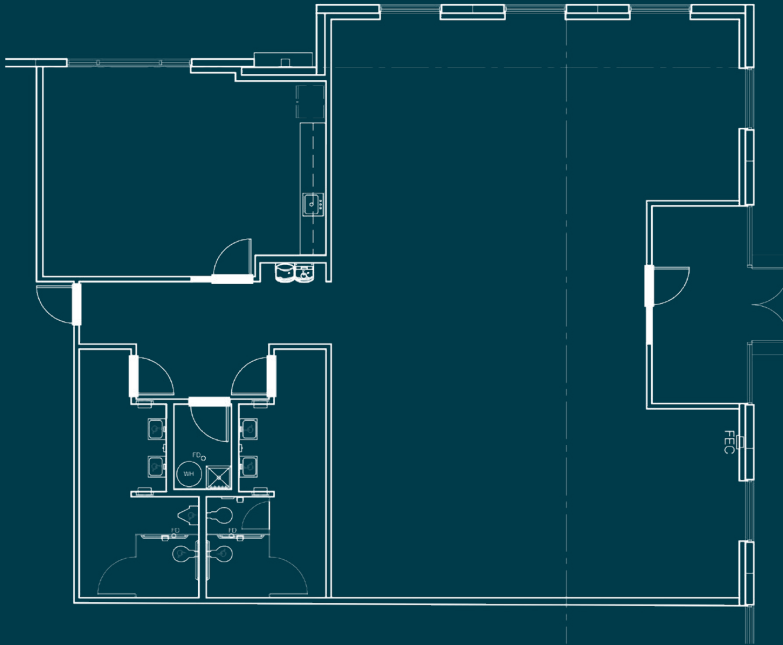
STATE-WIDE ECONOMIC INCENTIVES

Incentives Available through the State of Kansas

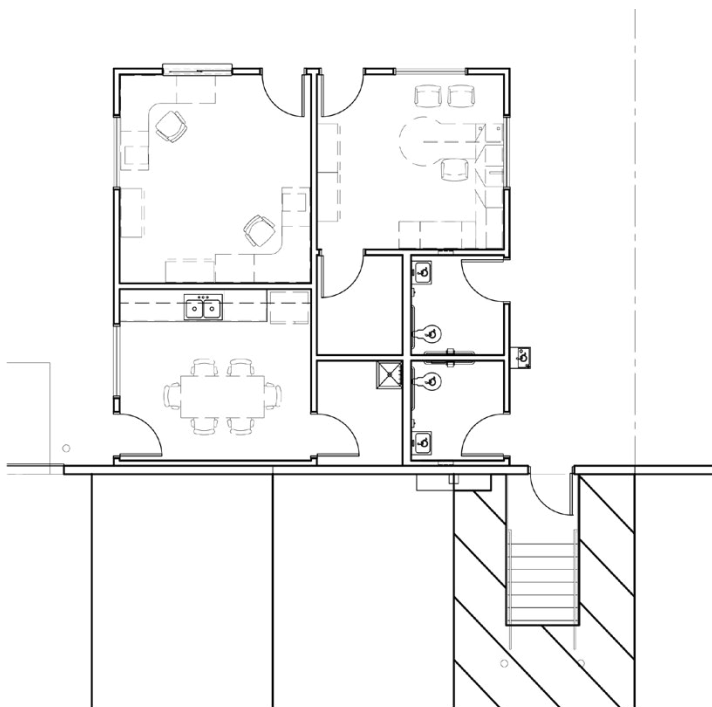


FLOOR PLAN

SPEC OFFICE / UNDER CONSTRUCTION



SHIPPING OFFICE / EXISTING





BUILDING SPECIFICATIONS



328,294 SF
AVAILABLE

40 DOCK
DOORS

2 DRIVE IN
DOORS

110 CAR
PARKING

BUILDING SIZE	±765,160 SF
AVAILABLE	±328,294 SF
OFFICE	±810 SF (MEN'S & WOMEN'S RESTROOMS) ±2,507 SF SPEC OFFICE UNDER CONSTRUCTION
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

NEWMARK
ZIMMER



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