



LOGISTICS PARK
KANSAS CITY

BUILDING 8 FOR LEASE

AVAILABLE 8/1/26

30900 W 185TH STREET
EDGERTON, KS



± 566,740 SF

AT LPKC INTERMODAL CENTER

MODERN DISTRIBUTION
WAREHOUSE
SPACE AVAILABLE

NEWMARK
ZIMMER



 **NorthPoint**TM
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

CURRENT AVAILABILITIES

BUILDING 8

PRICE CHOPPER QT SONIC
Walgreens Freddy's



E MAIN ST
FUTURE BUILDINGS
BNSF RAILWAY



Casey's

Walmart SUBWAY
BURGER KING Arby's Super 8

9
8 6
7

4 5
2

11 12 13
14 15

31 32 33

W 199TH ST

52
51

30

ACCESS TO I-35 VIA W 207TH ST

LOGISTICS PARK KANSAS CITY



MAVERIK

TA EXPRESS

HEAVY HAUL CORRIDOR



ACCESS TO I-35 VIA HOMESTEAD LN



BLDG.	SF
2	±326,000
4	±575,000
5	±655,000
6	±777,000
7	±953,000
8	±566,740
9	±242,698
11	±328,345
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



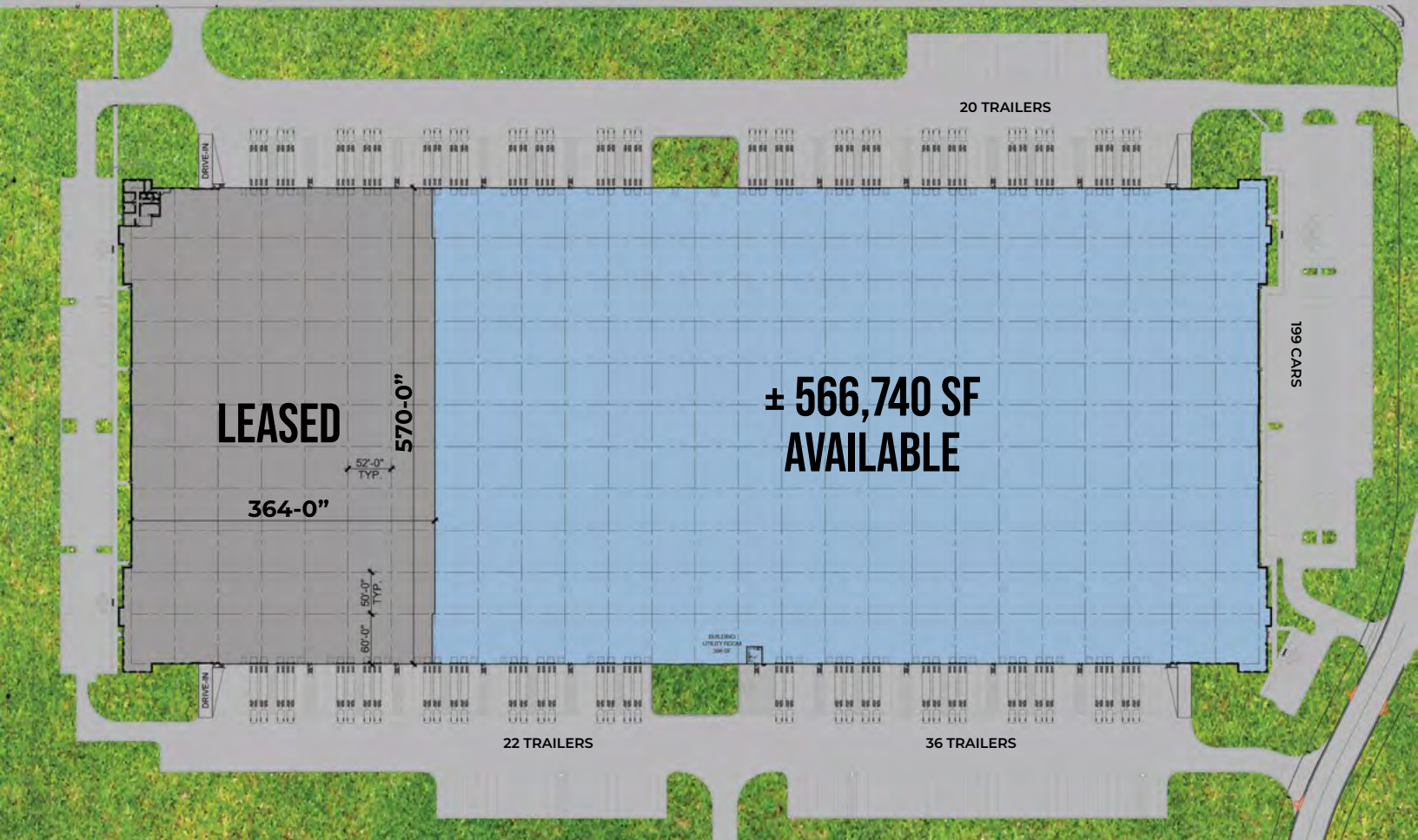
Served by global intermodal transportation leader, BNSF Railway



Foreign Trade Zone Opportunity – Reduced Fees and Accelerated Supply Chain



SITE PLAN



SITE FEATURES



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



566,740 SF AVAILABLE

60 DOCK DOORS

2 DRIVE IN DOORS

199 CAR PARKING

BUILDING SIZE	±777,222 SF
AVAILABLE	±566,740 SF
OFFICE	±8,703
CLEAR HEIGHT	36'
COLUMN SPACING	52' X 50', 56' X 60' AT SPEED BAYS
DOCK DOORS	60 DOCKS, 29 FUTURE
DRIVE IN DOORS	2 (14' X 16')
CAR PARKING	199
CONSTRUCTION	CONCRETE TILT-UP
FLOOR	7" CONCRETE SLAB UNREINFORCED, SEALED FLOOR JOINTS

SPRINKLERS	ESFR
TRAILER PARKING	78
ELECTRICAL SERVICE	1,000 AMPS
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