



FOR LEASE

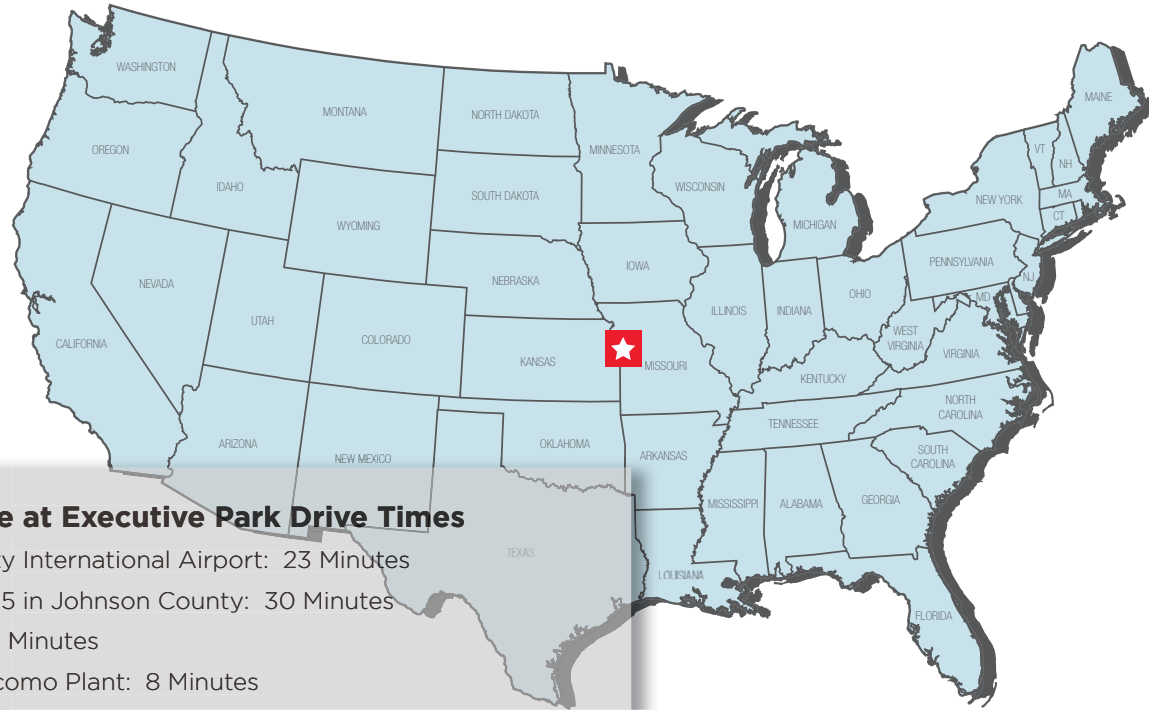
Frontage at Executive Park Kansas City, MO



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Location, Location, Location!



Frontage at Executive Park Drive Times

- Kansas City International Airport: 23 Minutes
- I-35 & I-435 in Johnson County: 30 Minutes
- Fairfax: 17 Minutes
- Ford Claycomo Plant: 8 Minutes
- Centerpoint Intermodal: 24 Minutes
- BNSF Intermodal: 40 Minutes

Greater Kansas City Area

- The Kansas City area consistently ranks among the Top U.S. Cities For Supporting Small Businesses, according to Entrepreneur magazine. Most recently, Kansas City was named the No. 1 place to start and grow a business in the Midwest and ranked No. 11 nationally.
- Kansas City's Cost-Of-Living measures below the U.S. average, as reported by ACCRA. Among large U.S. cities, this performance makes Kansas City among the most affordable.
- Kansas City ranks as the nation's Eighth-Strongest Metropolitan Area in terms of its economy according to a 20-year study done by Policom Corporation.
- Kansas City made Frommer's list of Top Destinations 2012 alongside cities like Beirut, Lebanon, and the Caribbean island of Curacao. Frommer's focuses on Kansas City's cultural diversity, with emphasis on the evolving performing arts scene and the wide variety of entertainment.

Whitney Kerr, Jr., SIOR, CCIM
 Managing Director
 +1 816 412 0250
 whitney.kerrjr@cushwake.com

Brad Jacobs
 Associate
 +1 816 412 0235
 brad.jacobs@cushwake.com

2600 Grand Boulevard, Suite 1000
 Kansas City, MO 64108
 Main +1 816 221 2200
 Fax +1 816 842 2798
cushmanwakefield.com

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Building 1 will be available in units of 60,000 SF and up January 2017

Property Highlights

- Proven location for manufacturing and distribution
- Newly built, energy-efficient building with 36' clear heights, ESFR sprinkler system, and dock and drive-in loading option available in units of 60,000 SF and up.
- Great location for local, regional and national distribution with convenient access to Interstate 435, Interstate 35 and Interstate 70
- Master planned business park located in the heart of Kansas City, MO at Interstate 435 and Front Street
- 100% tax abatement for years 1-10, 50% for years 11-20 (20 years total)
- Trailer parking available
- Traffic counts of 78,887 cars per day on Interstate 435



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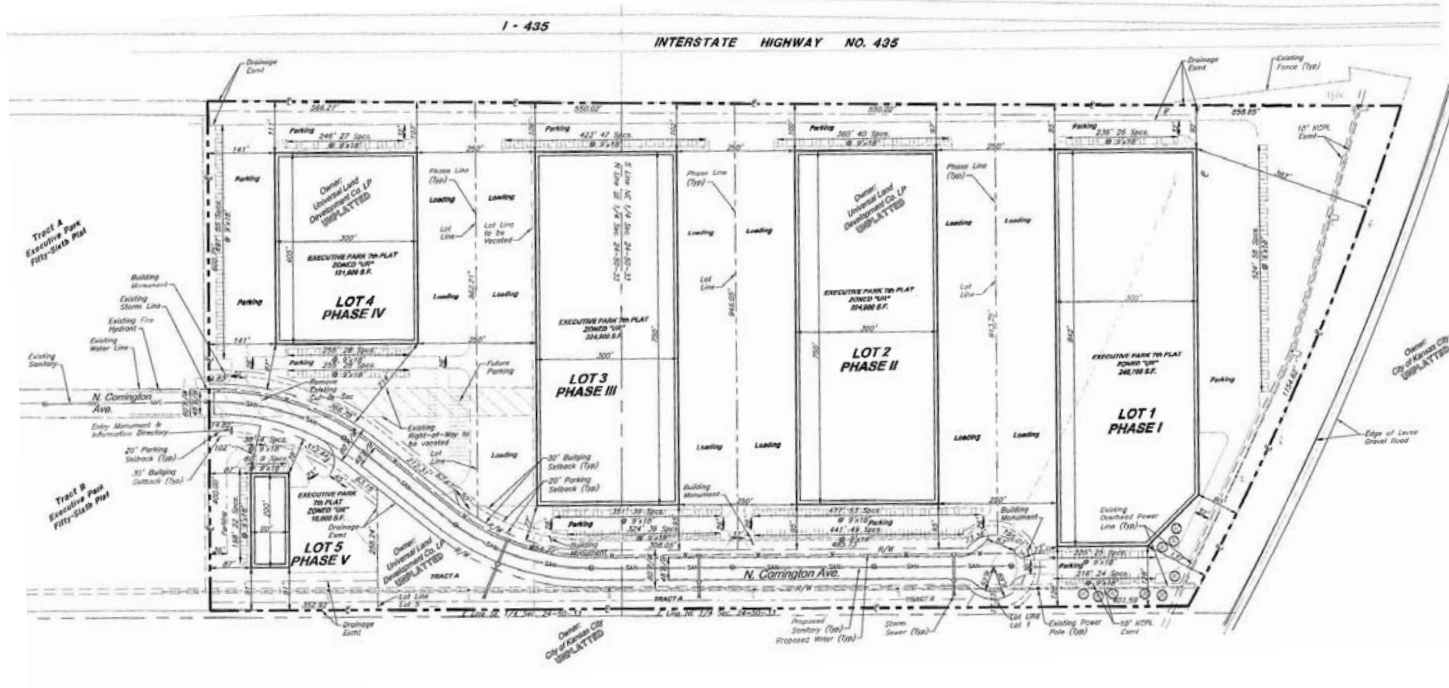
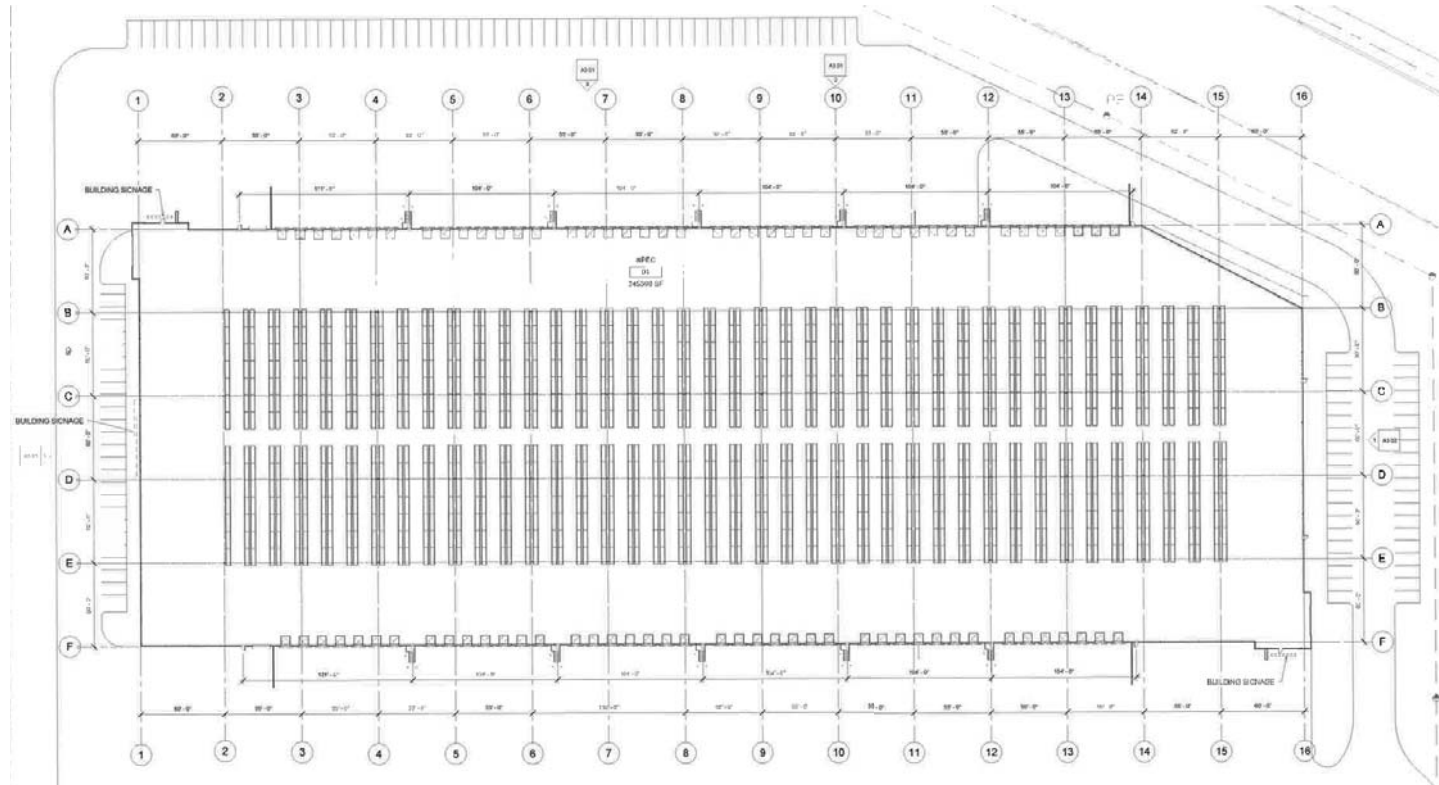
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Frontage at Executive Park
 Kansas City, MO

First Floor Plan / Survey



Property Data / Building Renderings

Building Size:	250,000 SF
Availability:	1st Quarter 2017
Divisibility:	60,000 SF
Rental Rate:	\$4.50 PSF Industrial Gross
CAM Charges:	\$0.30 PSF
Tax Abatement:	20 years total 100% for years 1-10 50% for years 11-20
Dimensions:	845' x 300'
Office Space:	BTS
Construction:	Tilt-up construction
Floor:	7", 4,000 PSI
Clear Height:	36'
Column Spacing:	60' x 55'
Sprinkler:	ESFR
Loading:	Up to 84 dock high doors
Truck Court:	125'
Electrical Services:	3,000 amps, 480 volt, 3 phase
Lighting:	T-5 Lighting
HVAC:	Heated to 50°
Zoning:	M3
Year Built:	2016-2017
Water:	KCMO
Sewer:	KCMO
Electric:	KCP&L
Direct Highway Access:	I-435 (I-35 - 4-5 miles) (I-70 - 6-7 miles)

