



LOGISTICS CENTRE IV DISTRIBUTION CENTER

MODERN WAREHOUSE/DISTRIBUTION SPACE
RANGING FROM 108,000± SF TO 432,000± SF

10221 NW TRANSCON DRIVE
112TH STREET & I-29, KANSAS CITY, MO

CBRE

a development project by:

Trammell Crow Company

CP CLARION PARTNERS

LOGISTICS CENTRE IV DISTRIBUTION CENTER

SUMMARY OF BUILDING SPECIFICATIONS

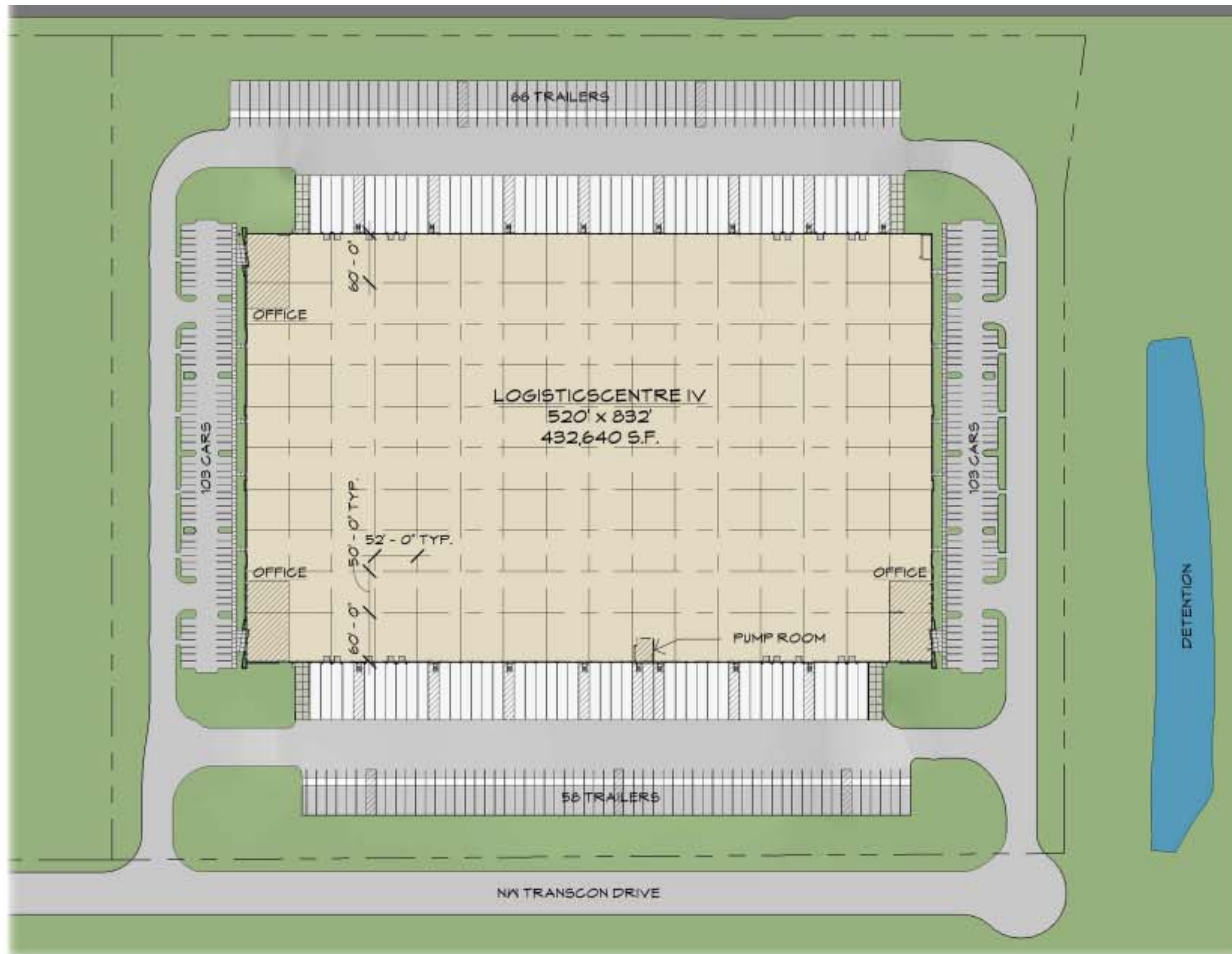
Land Area:	26.135 Acres on Lot D2 of the KCI Intermodal BusinessCentre, Kansas City, MO
Building Type:	LogisticsCentre IV ("LC4") is designed as a multi-tenant, cross-dock, modern bulk warehouse / distribution center that incorporates sustainable design and construction features.
Office Area:	Up to three separate tenant entries are available with the office area to be built to a tenant's specific requirements under a Tenant Improvement Allowance ("TI Allowance")
Building Size:	432,640± SF. Minimum suite size is 108,160± SF.
Building Dimension:	520' depth x 832' length.
Column Spacing:	52' x 50' (typical) with 52' x 60' at the perimeter bays along the dock loading walls. Columns are structural steel tubes 10" x 10" x 1/4".
Clear Height:	32' minimum clear height from the finished floor to the lowest structural member of the roof frame, except at the perimeter bays along the loading dock walls. The ceiling deck is painted white.
Roof System:	Single-ply, mechanically fastened, 45-mil white TPO roof membrane with R-17.2 insulation including 15-year manufacturer's warranty.
Floor Slab:	7" thick, <u>reinforced</u> concrete floor slab over a 4" crushed stone base with compressive strength of 4,000 psi in (28) days finished to a specified overall value FF 50/FL 35 and a minimum local value FF 35/FL 24. Saw-cut joints within the 60' loading dock bays are caulked with MM-80 joint sealant. In order to minimize moisture transfer from the subgrade a 15-mil vapor barrier has been installed under the entire building floor slab.
Loading:	LC4 offers (89) dock positions (1:4,860± SF) with 9' wide x 10' high manually operated doors. The base shell building includes (20) docks with the dock equipment package described below. Additional docks can be equipped with dock equipment via the TI Allowance. LC4 offers (4) 12' wide x 14' high drive-in doors, one at each corner, with electric operators.
Dock Equipment:	The base building dock equipment package includes a 35,000# capacity 7' x 8' mechanical leveler, rigid frame dock shelter, dock bumpers and Z-guards. Light packages, dock-locks and other upgrades are available via the TI Allowance.
Trailer Storage:	LC4 offers (119) 12.5' wide x 60' deep x 7" thick, non-reinforced concrete paved trailer parking positions (1:3,600± SF). Trailer parking areas include a 15' wide continuous concrete dolly pad.
Loading Apron and Truck Drive Lanes:	7" thick, non-reinforced concrete pavement over 6" crushed stone base. Loading apron extending 70' from the building loading walls. Concrete drive lanes are 55' wide.



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Exterior Walls:	The building walls are painted concrete tilt-wall panels with clerestory windows for natural light. The interior sides of the walls are painted white.
Windows:	All windows are 1" thick insulated tinted glass.
Fire Sprinklers:	LC4 is equipped with an ESFR wet sprinkler system with an 8" underground fire loop and four 8" lead-ins, an electric fire pump and K-17 heads capable of 16.8 GPM/PSI flow. The ESFR system has been designed in accordance with NFPA 13 chapters 14 and 15 requirements. As such it is designed to protect Class IV commodities which includes Group B and C plastics and some Group A plastics. Quantities of such materials will depend on method of storage (palletized, high pile, bulk) and final product type being stored. The system was designed to accommodate modifications to allow for in-rack and higher zone densities if required by tenants.
Parking:	LC4 offers (206) car parking spaces provided for use by tenant(s) on a pro-rata basis. Additional car parking is available via the TI Allowance.
Interior Lighting:	T5HO high-bay, fluorescent light fixtures with motion sensors, 10' tail whips providing average 25-footcandles of light at 36" above the finished floor in the warehouse area.
Warehouse HVAC:	Wall-mounted, make-up air units designed to provide 49° F inside temperature at 0° F outside temperature with programmable control system. Ventilation fans in conjunction with louvered intakes provide summer ventilation rates up to 1.5 air exchanges per hour.
Electrical:	The house panel is 277/480-volt, 600-amp, 3-phase, 4-wire service. The base shell building includes spare conduits roughed-in for each tenant to have 277/480-volt, 1200-amp, 3-phase, 4-wire service. Upgrades to the electrical service are available via the TI Allowance. KCP&L is the service provider.
Gas:	Natural gas lines at 5psig serve the building with separate meters to the individual tenant suites from a common manifold. Laclede Gas (formerly MGE) is the service provider.
Water:	A 16" city water main at the street is reduced to 8" for the fire service loop. A 2" line is provided for domestic water service to the individual tenant suites. KCMO is the service provider.
Telecom / Internet / Cable:	100-pair telecom/fiber is available at the demarcation panel inside the building's sprinkler/utility room. AT&T is the service provider for telecom (telephone and data). Fiber optic service is available for an additional charge to AT&T. Internet and cable service is available from various service providers as selected by tenants in the park.
Other Improvements:	Guard house, fencing, other security features, forklift charging stations and other Tenant Improvements are available as may be required via the TI Allowance.



LogisticsCentre IV Distribution Center

Conceptual Development Plan

DEVELOPMENT DATA

TOTAL SITE AREA 30 +/- ACRES

BUILDING DATA

SPEC SPACE 432,640 S.F.

EACH STRUCTURAL BAY 27,040 S.F.

MINIMUM SUITE SIZE 108,160 S.F.

SITE DATA

TRAILER PARKING (12'-6" x 60") 119

CAR PARKING 206

LOADING DATA

DOCK POSITIONS (W/ DOORS) 89

DRIVE-IN DOORS 4



KCI MASTERPLAN (NTS)



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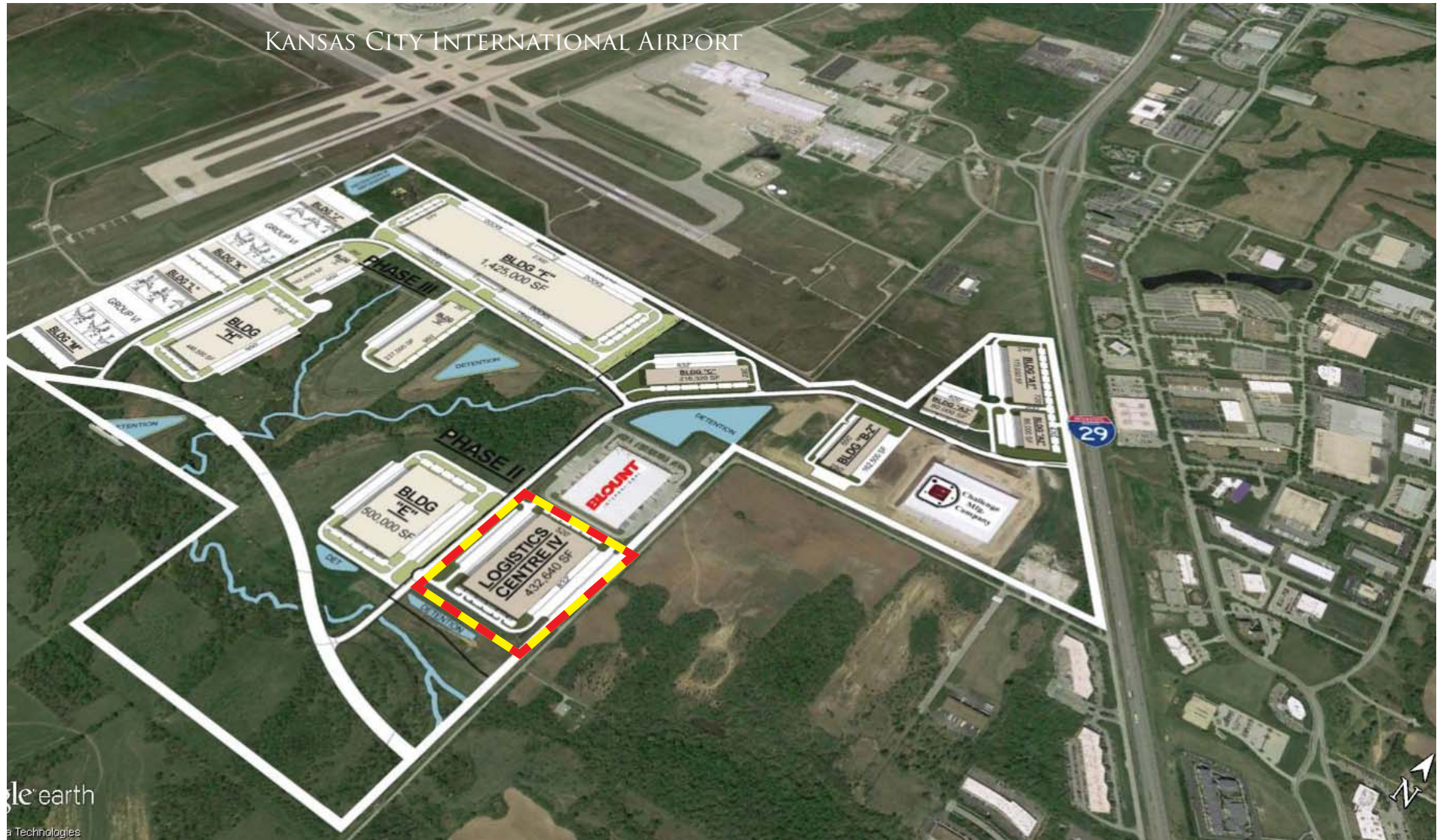
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INTERMODAL BUSINESS CENTRE



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