



Master Plan
09-30-14

KCI INTERMODAL BUSINESSCENTRE | LOGISTICS CENTRE IV



PROJECT ADVANTAGES

- ▶ LOWEST OCCUPANCY COST FOR QUALITY DEVELOPMENT FOR SHORT TERM AND LONG TERM OCCUPANCY
- ▶ PLATTE COUNTY WORKFORCE RANKS HIGHER THAN METRO AVERAGES FOR AVAILABILITY, QUALITY, STABILITY AND PRODUCTIVITY; EACH RANGING FROM 5.5-6.5 ON A SCALE OF 7
- ▶ IMMEDIATE INTERSTATE ACCESS TO I-29 AND THE ENTIRE FOUR MAJOR INTERSTATES SERVING THE KANSAS CITY METRO (I-29, I-35, I-70, I-49)
- ▶ PROXIMITY TO KCI INTERNATIONAL AIRPORT FOR EASE OF CUSTOMERS AND OUT OF TOWN PERSONNEL TO VISIT THE FACILITY AND OVERNIGHT AIR SHIPMENTS
- ▶ FOREIGN TRADE ZONE ESTABLISHED
- ▶ PLATTE COUNTY SCHOOLS RANKED AS "KC'S HIGH-PERFORMING SCHOOL DISTRICTS FOR 2013" (KC BUSINESS JOURNAL)
- ▶ PLATTE COUNTY RANKED SAFEST, HEALTHIEST AND BEST-EDUCATED PLACE FOR KIDS IN THE STATE OF MISSOURI. (2012 KIDS COUNT MO DATA BOOK)
- ▶ NAMED TOP 100 BEST COMMUNITY FOR YOUNG PEOPLE (AMERICA PROMISE ALLIANCE IN 2010)

LOGISTICS CENTRE IV DISTRIBUTION CENTER

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

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

KCI INTERMODAL BUSINESSCENTRE | LOGISTICS CENTRE IV

FOR MORE INFORMATION PLEASE CONTACT:

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Partnered with:



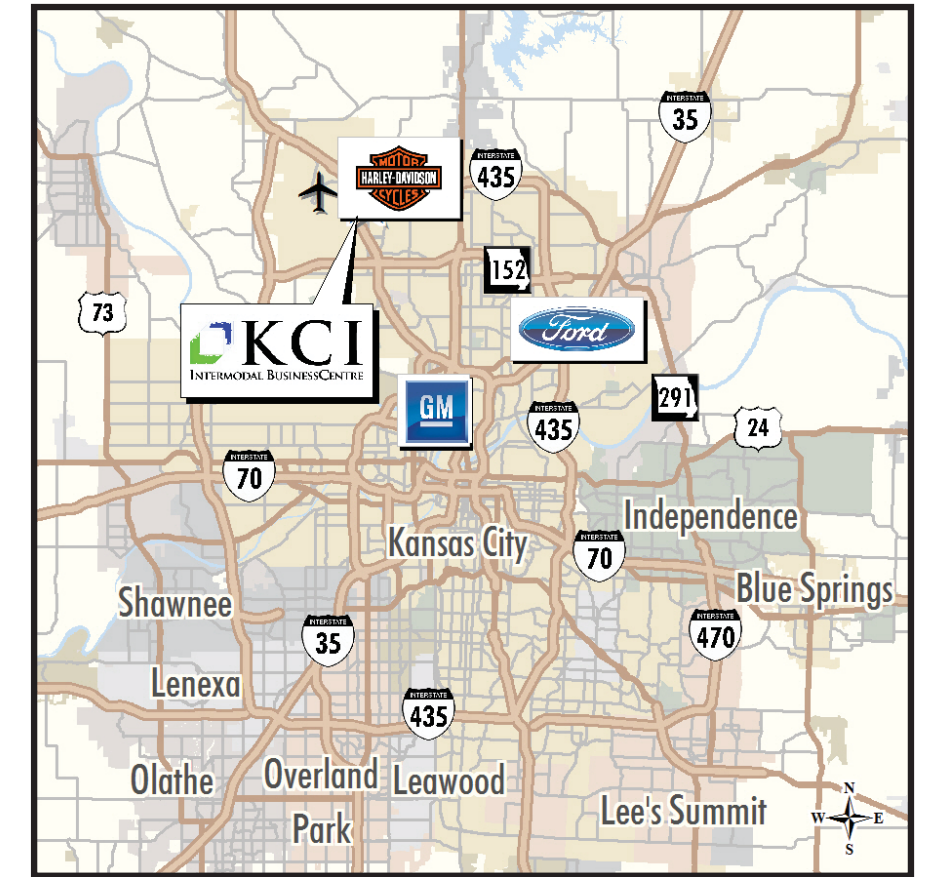
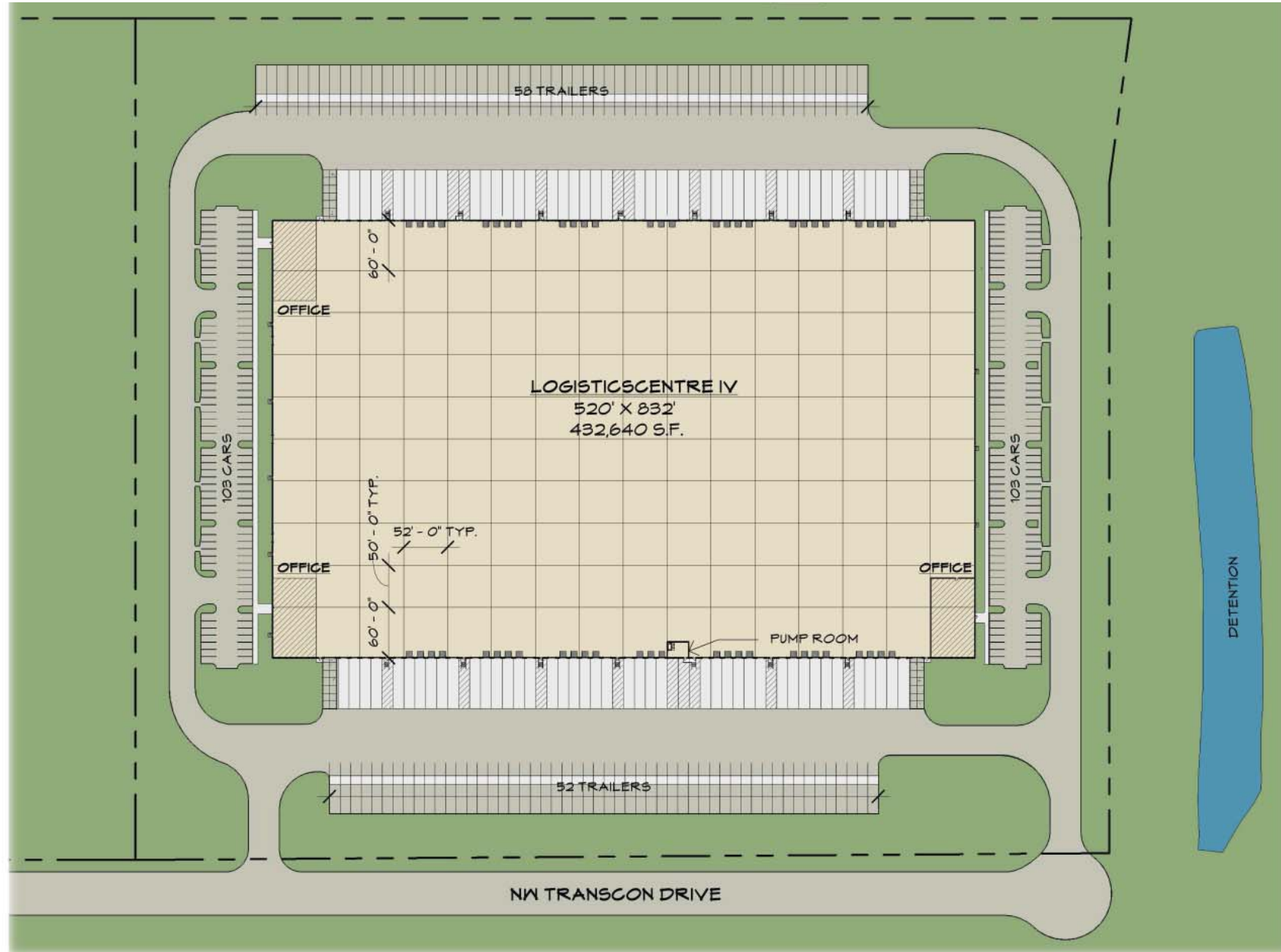
www.kcsmartport.com

a development project by:

Trammell Crow Company

CLARION PARTNERS





AVAILABLE SPACE

Suites from 108,160± SF to 432,640± SF.
Each structure bay is 27,040± SF.

CLEAR HEIGHT & FLOOR

32' Clear height to the lowest structural member.
7" Thick reinforced concrete floor.

COLUMN SPACING

50' x 52' typical with 50' x 60' bays in loading area.

DIMENSIONS/CONFIGURATION

520' depth x 832' length Cross-loading facility .

LOADING

54 Fully equipped docks. 32 additional dock positions (w/ doors) available. 4 drive in doors.

PARKING

(206) car parking positions available.
(110) 12.5' x 60' truck trailer parking positions available.
Additional car and truck parking available.

LIGHTING

T5 high-bay fluorescent fixtures with motion sensors providing 25 foot candles average at 36" AFF.

FIRE PROTECTION

ESFR sprinkler system with Class IV commodity NFPA rating.

ELECTRICAL SERVICE

1,600-amp, 480/277-volt, 3-phase, 4-wire in Phase I. Additional electrical capacity available.

GAS/WATER

Natural gas lines at 5 psig.
16" city water main w/ 2" line for domestic water service.

TELECOMMUNICATIONS

Internet/Telcom are available at curb, fiber optic service available for additional charge.



LOGISTICS CENTRE IV DISTRIBUTION CENTER

SUMMARY OF BUILDING SPECIFICATIONS

Land Area:	30± 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 LEED building features. Capable of accommodating tenants requiring a food-grade facility.
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 ¼".
Loading:	LC4 features approximately (89) dock positions (1:4,860± SF) with 9' wide x 10' high manual operated doors. (54) Docks are fully equipped with levelers, bumpers, Z-guards and shelters (1:8,000± SF). (4) 12' wide x 14' high drive-in doors with electric operators.
Dock Equipment:	Dock equipment package includes 35,000# capacity 7' x 8' mechanical leveler, rigid frame dock shelter and dock bumpers. Light packages, dock-locks and other upgrades are available under a TI Allowance.
Truck Court:	A 7" thick, non-reinforced concrete paved loading apron extending 70' from the building. Heavy duty asphalt drive aisles extend 60' from the dock apron.
Trailer Storage:	(106) 12.5' wide x 60' deep heavy duty asphalt paved trailer parking positions with 15' wide continuous concrete dolly pad.
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. Ceiling deck to be primed white.
Roof System:	Single-ply, mechanically-fastened, white, 45-mil thick TPO roof membrane with R-18.5 on 2 layers of poly-isocyanurate insulation board. Includes a 15-year manufacturer's warranty.
Floor Slab:	A 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 minimum overall value of FF 50/FL 35 and a minimum local value of FF 35/FL 24 finish.
Exterior Walls:	Painted exterior concrete tilt-wall panels with clerestory windows for natural light. No wall insulation required per the current energy code.
Windows:	1" thick insulated tinted glass at the tenant entries.



LOGISTICS CENTRE IV DISTRIBUTION CENTER

SUMMARY OF BUILDING SPECIFICATIONS

Fire Sprinklers:	ESFR wet sprinkler system with 10" underground fire loop and 8" lead-ins, an electric fire pump and K-17 heads designed to protect Class IV commodities which includes Group B and C plastics and some Group A plastics.
Parking:	(206) Car parking spaces provided for use by Tenant(s) on a pro-rata basis.
Interior Lighting:	T5HO high-bay, fluorescent light fixtures with motion sensors, 10' tail whips providing average 25 foot candles 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 1.5 air exchanges per hour.
Electrical:	600-amp house panel, 277/480-volt, 3-phase, 4-wire service with additional capacity available if required. Spare conduit roughed-in for two (2) tenants to each have 1,200-amp, 277/480-volt, 3-phase, 4-wire with some additional capacity available if required. KCP&L is the service provider.
Gas:	Natural gas lines at 10 psig serve the building with separate meters to the individual tenant suites from a common manifold. MGE is the service provider.
Water:	A 16" city water main reduced to 10" for the fire service loop. A 2" line for domestic water service to the individual tenant suites. KCMO is the service provider.
Telecom / Internet / Cable:	100 Pair Telecom/Fiber available at the demarcation panel inside the Pump Room. AT&T is the service provider for telecom (telephone and data). Fiber optic service is available for an additional charge. Internet and cable service is available from various service providers as selected by Tenants in the park.
Other Base Building Improvements:	A 520' long one-hour rated metal stud and drywall tenant demising wall is included in the base shell building.

PROJECT ADVANTAGES

- Great central location to all U.S. national markets at the crossroads of I-35, I-70, I-29 and I-49 (US 71)
- Excellent interstate highway exposure and access with connectivity to Kansas City's new intermodal rail facilities
- Foreign Trade Zone, Enhanced Enterprise Zone Tax Benefit Program, Missouri Quality Jobs Program and other significant incentive programs
- Low operating costs associated with long-term land lease at the Kansas City International Airport complex
- Abundant, well-educated and productive workforce in growing job market
- State-of-the-art buildings and LEED construction techniques to sustain efficient distribution operations
- Potential early delivery/late pick up overnight delivery services



BUILD-TO-SUIT FACILITIES

50,000± SF TO 1,600,000± SF

MASTER PLANNED INDUSTRIAL PARK
REPRESENTING KANSAS CITY'S
PREMIER BUSINESS ADDRESS

180-ACRE PHASE I
INFRASTRUCTURE IN PLACE

SIGNIFICANT
ECONOMIC INCENTIVE PROGRAMS
AVAILABLE

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CBRE

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