



MIDWEST DISTRIBUTION CENTER

27200 West 157th Street, New Century, KS 66031

Owned and developed by Duke Realty Corporation

PHOTO



PROPERTY FEATURES

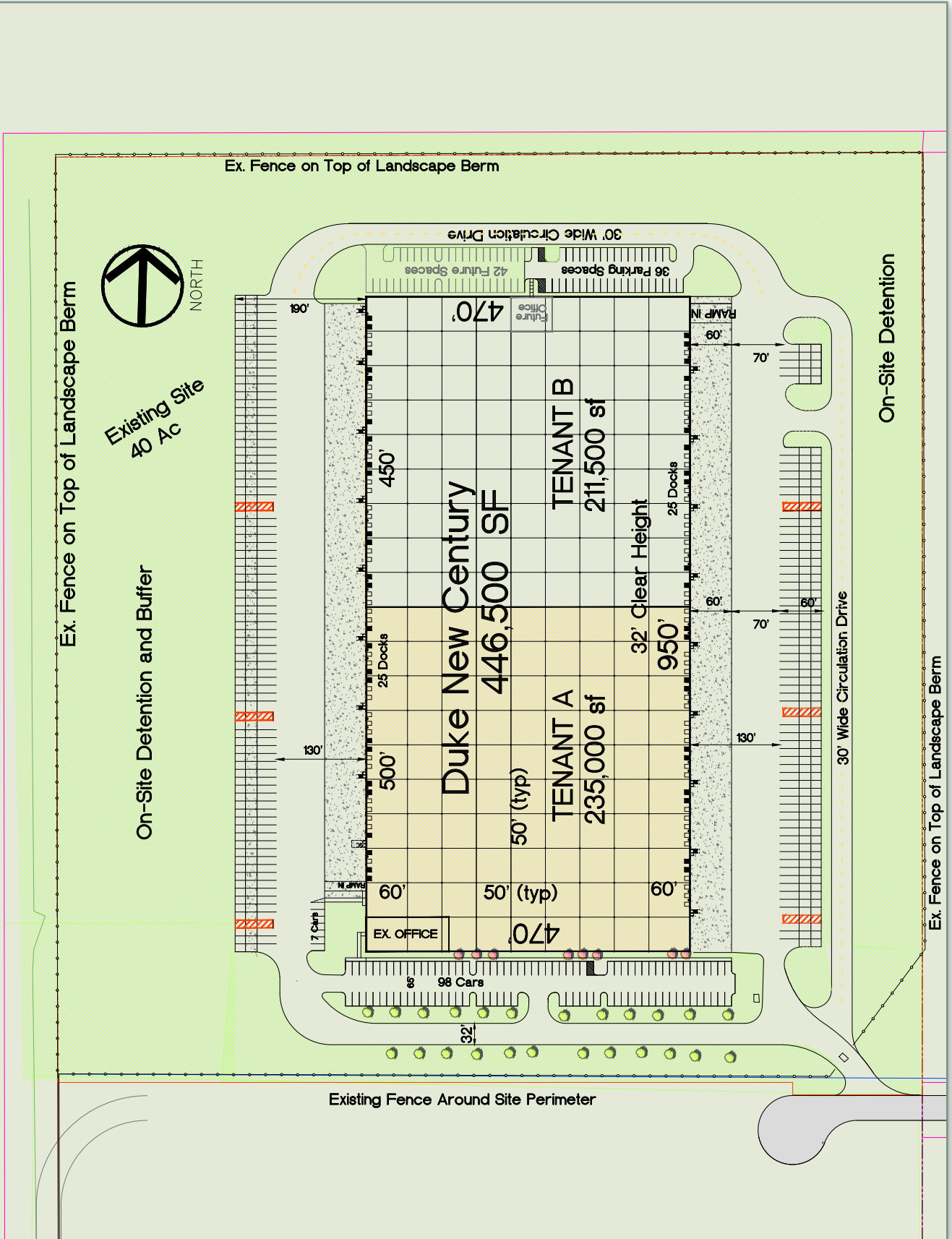
- 446,500+/- SF Cross Dock Building
- 6,412+/- SF Office
- 38.86 Acre Site
- 32' Clear Height
- 50 Dock Doors, 2 Drive In Doors
- 50' x 50' Typical Column Spacing
- 950' x 470' Building Dimensions
- 190' Truck Court Depth
- 100 Auto Parking Spaces
- ESFR
- T-5 Lighting
- High Security with Perimeter Fencing and Guard Shack Entry
- 50% Tax Abatement Through 2017
- \$2.95/SF NNN (with Landlord Absorbing Ground Lease Rent)
- Sale - Subject to Offer

ABOUT DUKE

- Largest publicly traded office/industrial REIT in the US
- More than 142 million square feet owned, managed or under development
- Offices in 24 major US cities
- Office, industrial, healthcare and retail real estate

AERIAL





ADDITIONAL PHOTOS



SE CORNER



NW CORNER



SW CORNER

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