



FOR LEASE

# Westlink Business Center

23100-23128 W 43rd Street / Shawnee, KS

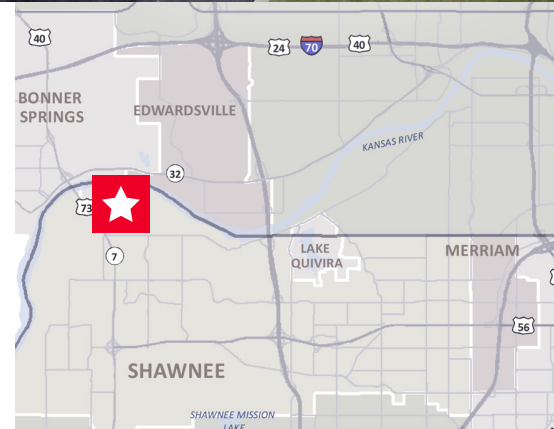


## BUILDING 2 READY FOR OCCUPANCY



### Property Highlights

- Proven as one of the best new locations for manufacturing and distribution
- Newly built, energy-efficient building with 28' clear heights, ESFR sprinkler system, and dock and drive-in loading option available in units of 20,000 square feet and up
- Great location for local, regional and national distribution with convenient access to Highway K-7, Interstate 435, and Interstate 70
- Master planned business park located in the heart of Shawnee, Kansas at Highway K-7 and 43rd Street
- Significant state and local economic incentive programs available
- Outside storage options are available
- 80% tax abatement average for 10 years

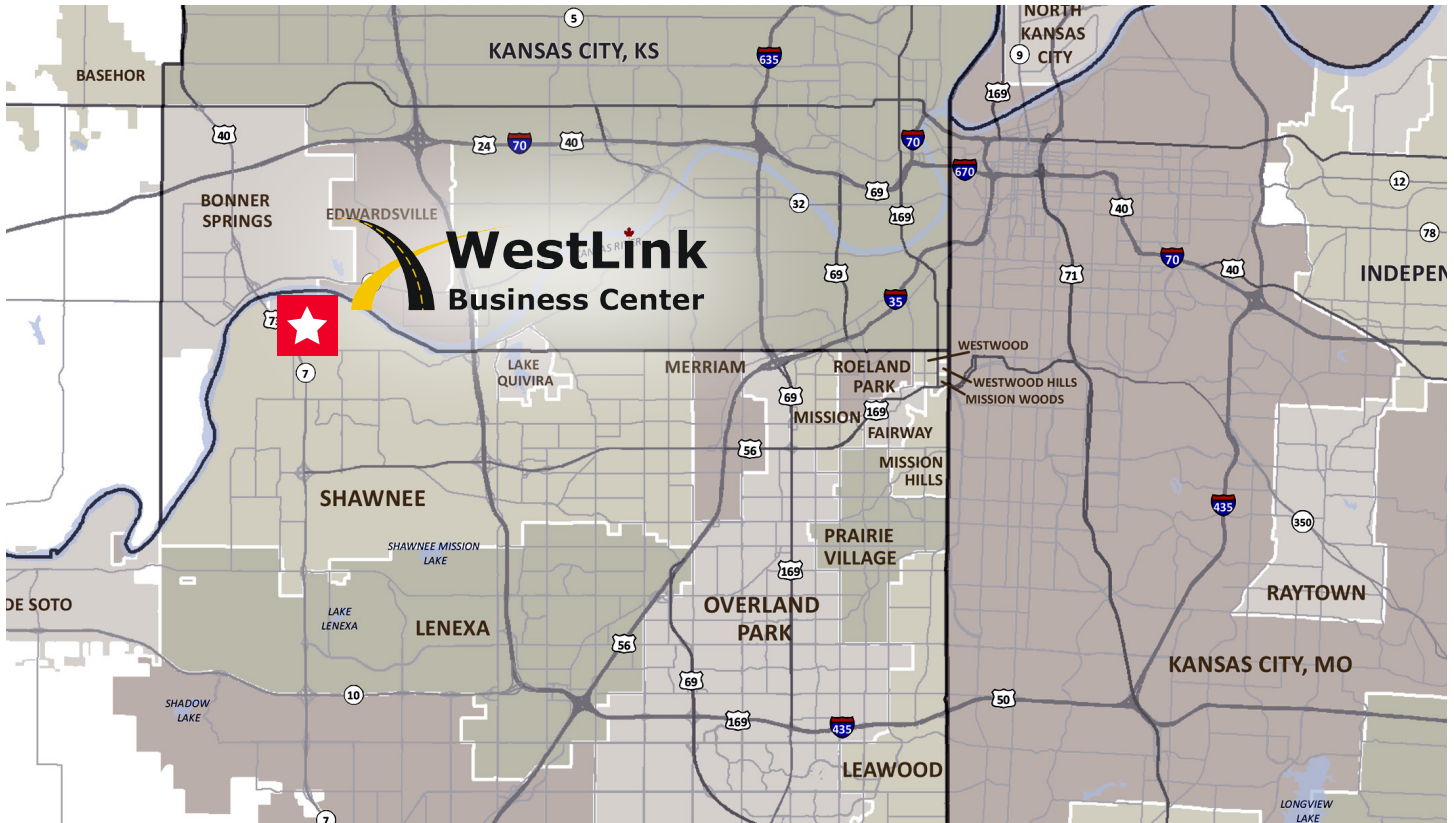


**Whitney Kerr, Jr., SIOR, CCIM**  
Managing Director  
+1 816 412 0250  
whitney.kerrjr@cushwake.com

**Rob Holland, CCIM**  
Associate Vice President  
+1 816 412 0214  
rob.holland@cushwake.com

2600 Grand Boulevard, Suite 1000  
Kansas City, MO 64108  
Main +1 816 221 2200  
Fax +1 816 842 2798  
[cushmanwakefield.com](http://cushmanwakefield.com)

## Aerial / Location Map



## Project Advantages

- Great interstate access to Interstate 435 and Interstate 70 with excellent exposure along Highway K-7
- Low operating costs ideal for light manufacturers or distribution
- Significant state and local economic incentive packages available for up to 2% of the total payroll for 3-5 years in the form of a forgivable loan
- Outside storage options are available
- Energy efficient construction
- 80% Tax Abatement average for 10 years

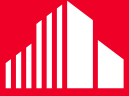
## Building Features

- 28' clear height
- ESFR sprinkler
- Divisible up to 20,000 ± SF
- T-5 high efficiency lights with 30' candle power
- Dock high and drive-in loading
- Energy-efficient construction
- R-30 insulation in ceilings
- R-20 insulation in walls

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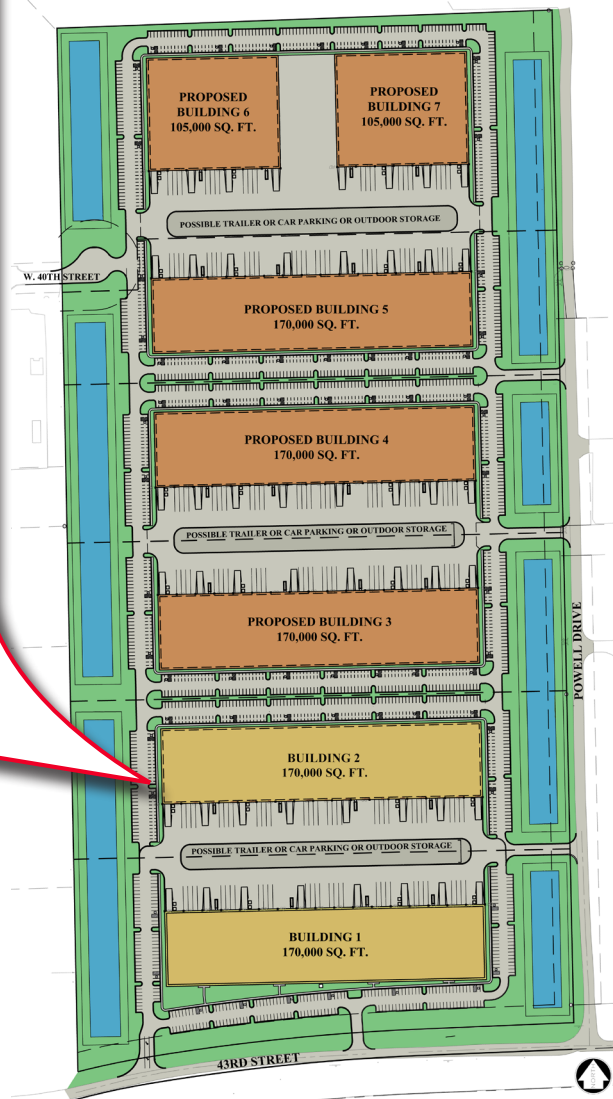
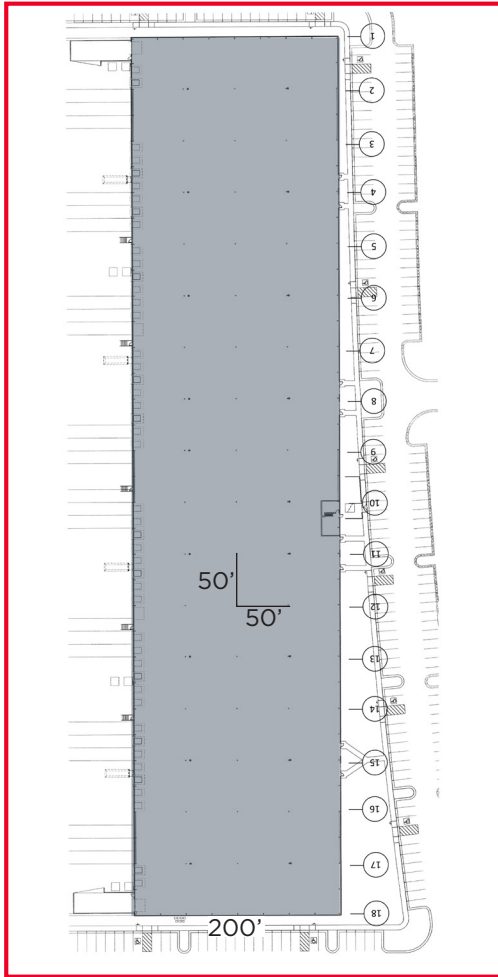
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## Floor Plan



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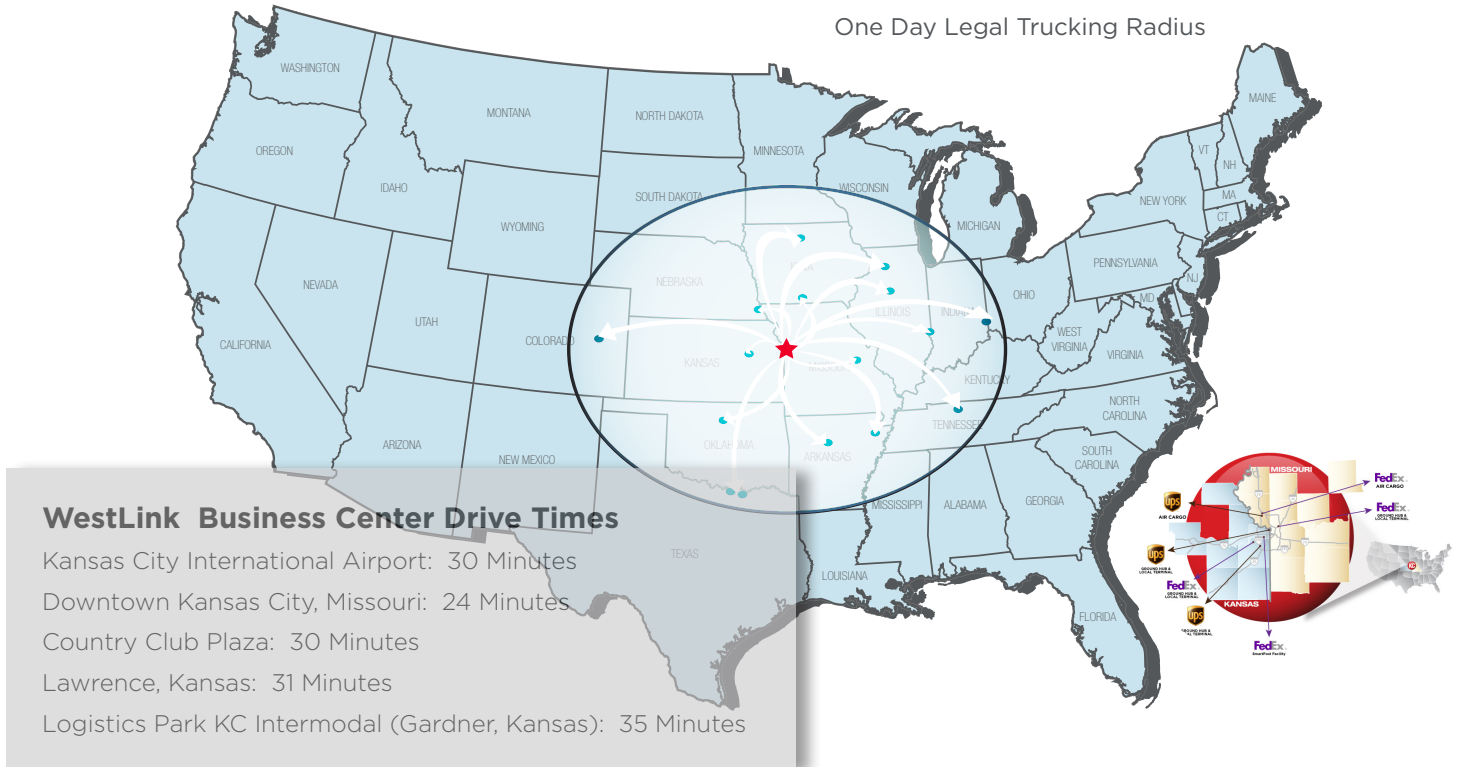
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## Location, Location, Location!



## 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.

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