



# Inland Port XXXI at Logistics Park Kansas City



31800 W. 196th Street, Edgerton, Kansas  
221,621 SF Modern Warehouse / Distribution Space Available





# Inland Port XXXI

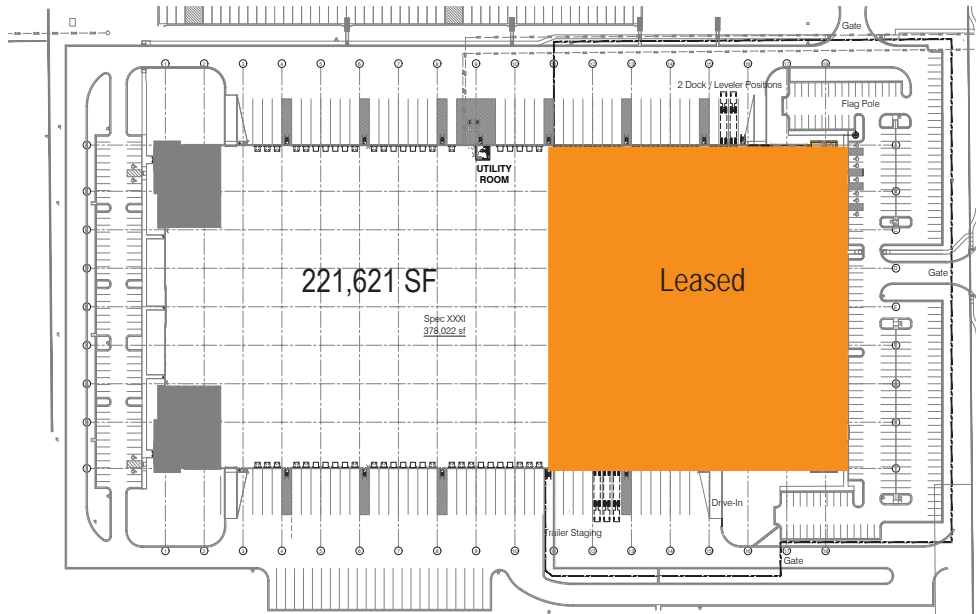


NorthPoint Development has started construction on a 378,022 square foot, speculative, state-of-the-art distribution center at Logistics Park Kansas City (LPKC) with 221,621 SF available. Located in Edgerton, Kansas, a suburb southwest of Kansas City, LPKC is a 1,700-acre master-planned development served by BNSF Railway's newest intermodal facility.

Inland Port XXXI at 31800 W. 196th Street can accommodate manufacturing, warehouse and distribution tenants of varying size. Inland Port XXXI will be located near the entrance of BNSF's intermodal facility, which offers access to international and domestic container service along with heavy haul corridor access.

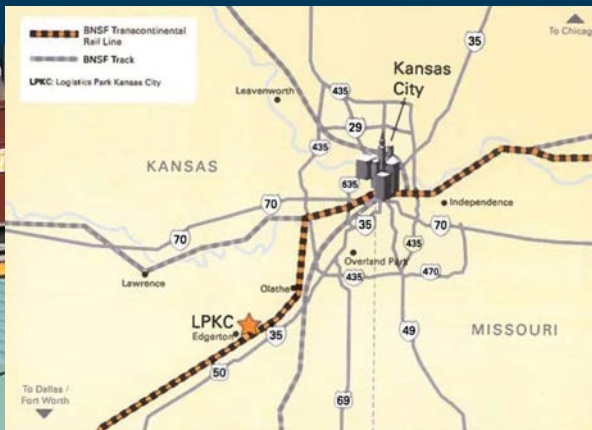


Logistics Park Kansas City  
Inland XXXI  
378,022



## Specifications

Building Size	± 378,022 SF	Future Trailer Storage	25 + Trailer Positions (expandable)
Availability / Divisibility	± 221,621 SF / 110,810 SF	Electric Service	1,500 Amps 480V 3P
Taxes	Estimated \$0.62 / SF (fixed)	Lighting	T-5 HO
Insurance	Estimated \$0.05 / SF	Heat	High E Gas Fired MAU's
CAM	Estimated \$0.18 / SF	Parking	1/2,000 SF (expandable)
Dimensions	± 520' x 1,486'	Zoning	Logistics Park
Office Space	Build-to-Suit	Year Built	2016
Construction	Concrete Tilt-up	Water	JC WD 7
Clear Height	32' + Outside Speed Bay	Sewer	Edgerton – New Treatment Facility
Floor	7" Concrete Slab	Electricity	KCP&L
Bay Spacing	52' x 50' Loading Bays	Gas	Kansas Gas Energy
Fire Protection	ESFR	Fire Protection	JC-1
Loading	1/10,000 SF dock-high (expandable); 3 drive-in	Intermodal Access	±2 Miles to BNSF Gate
Truck Court	60' Concrete Aprons, 8" Concrete	I-35	±2 Miles







## Project Advantages

- **Strategically** and centrally located
- **Master-planned** distribution and warehouse development
- Efficient **movement** of global goods
- **Reduced** transportation costs
- **Optimize** your supply chain
- **1,700 acres** of developable space
- 17 million square feet of **building capacity**
- Access to **heavy-haul corridor**

LPKC is a cost-efficient solution for logistics-oriented companies focused on development.

Benefits include:

- Competitive lease rates
- Low net expenses
- Affordable utilities
- Immediate access to BNSF Railway's Intermodal Facility
- Financial incentives
- Significant savings on dayage rates
- A strong, available workforce
- Convenient interstate highway access
- Benefits of Foreign Trade Zone

For more information about the benefits of co-locating a facility at LPKC, visit [logisticsparkkc.com](http://logisticsparkkc.com).

## Contact

For leasing opportunities at Inland Port XXXI or LPKC, contact the exclusive commercial real estate agents Phil Algrim and Kevin Wilkerson at JLL, 913.469.4600. [www.jll.com/kansas-city](http://www.jll.com/kansas-city).