



FOR SALE OR LEASE

CenterPoint Intermodal KC

Hwy 150 & Interstate 49 / Kansas City, MO



CenterPoint Properties®



Property Highlights

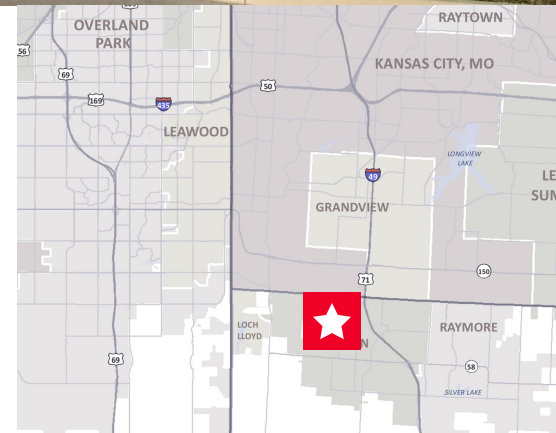
±450,000 SF BUILDING FOR SALE

±125,000 - ±275,000 SF FOR LEASE OR FOR OWNER/USER

LEASE RATE: \$3.35 PSF NNN

SALE PRICE: SUBJECT TO OFFER

- **100% tax abatement through 12/31/29**
- Newly built, energy-efficient building with 32' clear heights, ESFR sprinkler system
- Great location for local, regional and national distribution with convenient access to Highway 150, Interstate 49 and 435
- The Missouri destination for master planned business park with land and building opportunities for sale or lease
- Significant state and local economic incentive programs
- Abundant quality labor pool with updated labor study available



Joseph S. Accurso, SIOR

Executive Director

+1 816 412 0216

joe.accurso@cushwake.com

Whitney Kerr, Jr., SIOR, CCIM

Managing Director

+1 816 412 0250

whitney.kerrjr@cushwake.com

4600 Madison Avenue, Suite 800

Kansas City, MO 64112

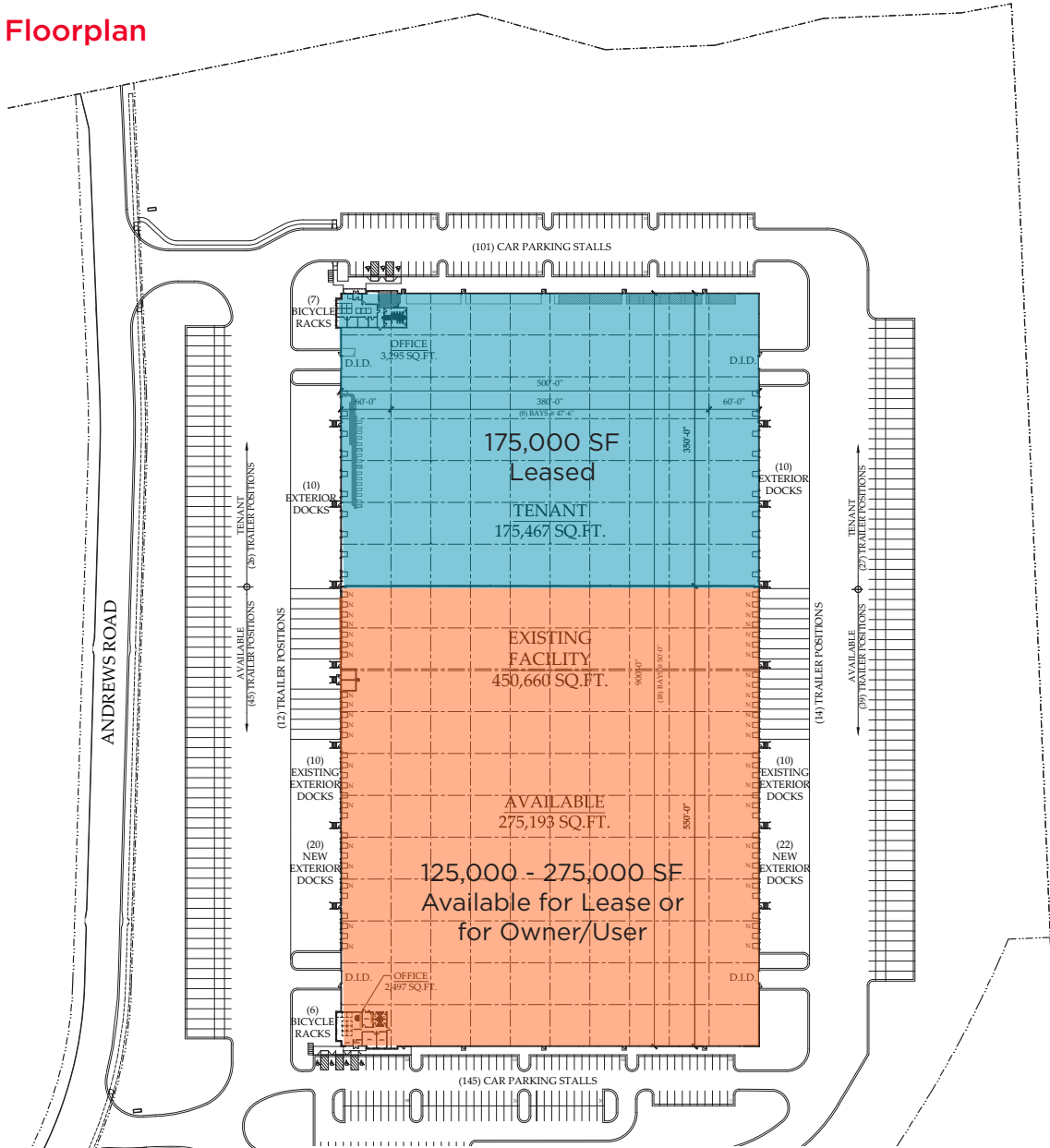
Main +1 816 221 2200

Fax +1 816 842 2798

cushmanwakefield.com

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Building Floorplan

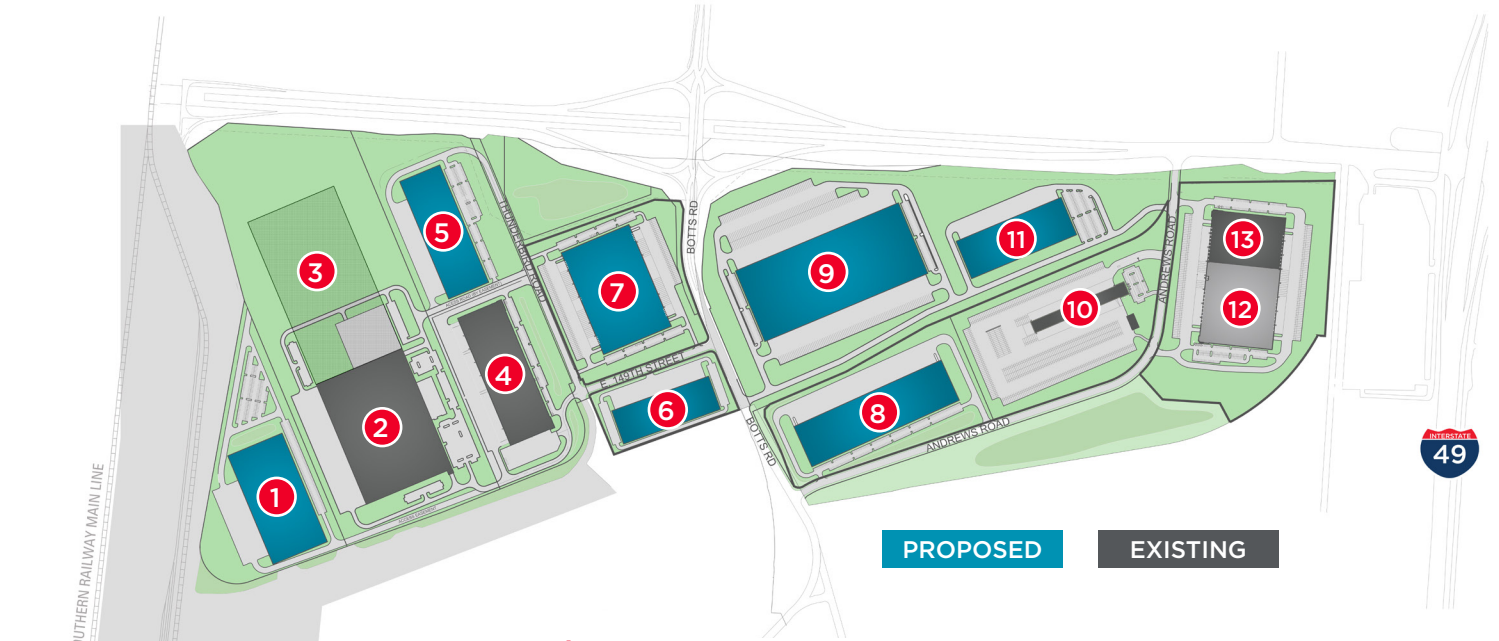


Building Features

- 450,000 SF building
- 125,000 - 275,00 SF available
- 32' clear height
- ESFR sprinkler
- Column spacing - 50' x 47'6" (50' x 60' speed bays)
- T-5 high efficiency lights with 30' candle power
- 20 dock high doors (42 additional docks possible) and 2 drive-in
- Power outlet 35,000# levelers with shelter
- Floor slab is 7' thick using 4,000+ psi concrete mix
- Power - 3,000 amp, 480 volt, 3 phase
- 2,500 SF office



Land Sites Available for Sale or Build-to-Suit

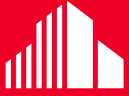


Master Plan

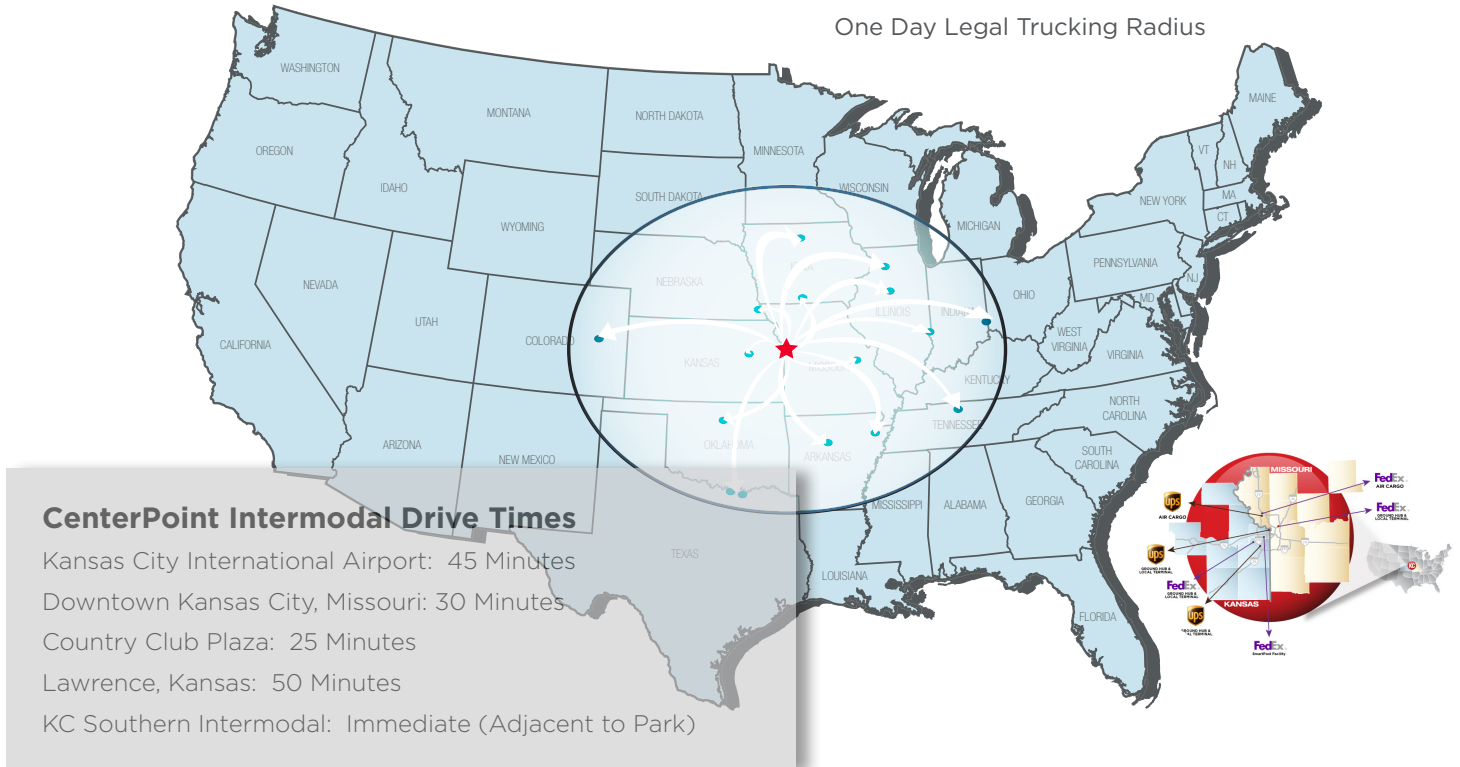
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|---|--------------------------------------|
| 1. Proposed: 320,000 SF, 22.7 Acres | 7. Proposed: 375,000 SF, 22.8 Acres |
| 2. Souix Chief: 589,113 SF | 8. Proposed: 330,000 SF, 21.5 Acres |
| 3. Souix Chief Expansion | 9. Proposed: 625,040 SF, 47.5 Acres |
| 4. GSA: 104,475 SF
Really Good Stuff: 130,000 SF
UPF Harrisonville: 64,345 SF | 10. Walmart: 55,590 SF |
| 5. Proposed: 255,175 SF, 19.3 Acres | 11. Proposed: 213,123 SF, 24.3 Acres |
| 6. Proposed: 168,000 SF, 21.5 Acres | 12. Available: 275,000 SF |
| | 13. AI: 175,000 SF |

Project Advantages

- 100% tax abatement for 12 years
- 370-acre intermodal facility and 940-acre industrial park adjacent to the new Kansas City Southern intermodal facility
- Lowest lease rates for Class A distribution space in the metro—\$3.35 PSF NNN
- Unique opportunity to purchase land in a high-quality business park
- Building ownership opportunity



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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