



FOR SALE OR LEASE

CenterPoint Intermodal

Hwy 150 & Interstate 49 / Kansas City, MO



CenterPoint Properties®



Property Highlights

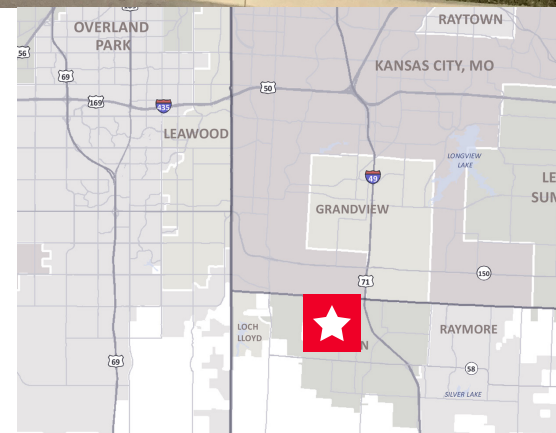
±450,000 SF BUILDING FOR SALE

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

LEASE RATE: \$3.35 PSF NNN

SALE PRICE: TBD

- 100% tax abatement for 12 years
- 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 labor study available



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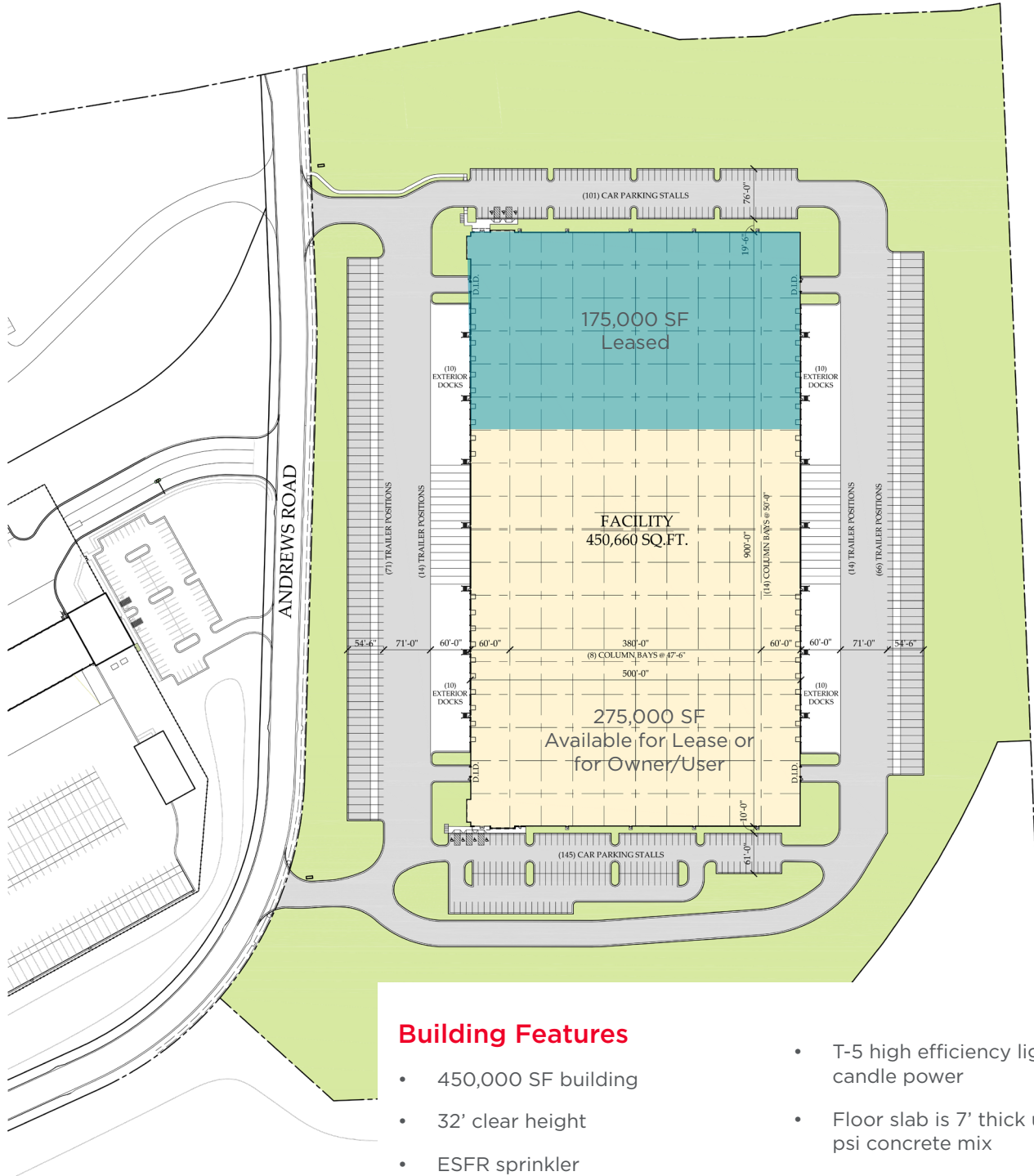
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Building Floorplan



Building Features

- 450,000 SF building
- 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
- Floor slab is 7' thick using 4,000+ psi concrete mix
- Power - 3,000 amp, 480 volt, 3 phase

Land Sites Available for Sale or Build-to-Suit



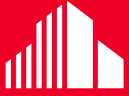
Master Site Plan

- Existing Buildings
- Planned / Future Buildings
- Planned / Future Commercial & Flex Buildings
- Intermodal Facility

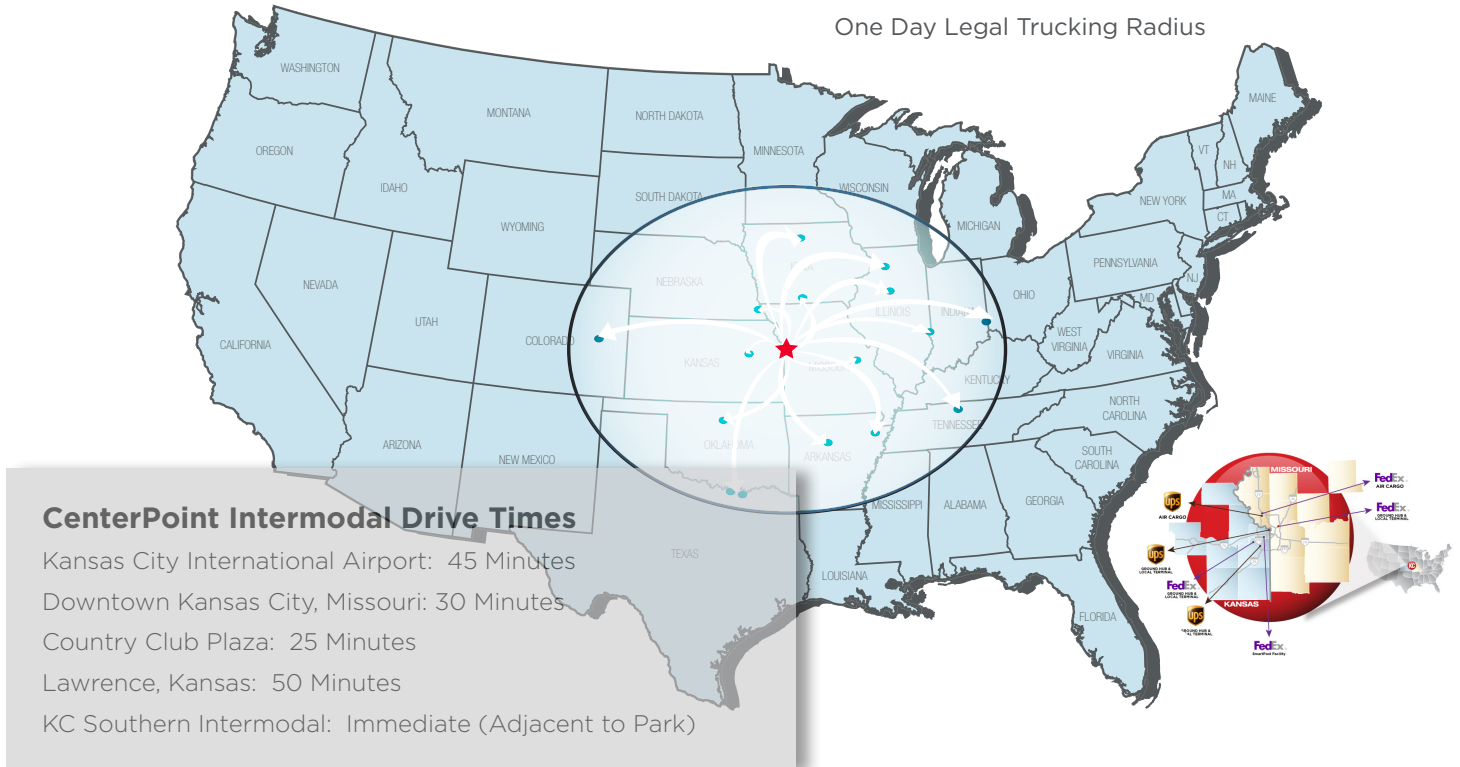
- | | |
|---|--|
| <ul style="list-style-type: none"> 1. 104,475 SF
GSA 2. 130,000 SF
Really Good Stuff 3. 64,345 SF
UFP Harrisonville, LLC 4. 55,950 SF
Walmart Terminal 5. 450,000 SF - Available for Lease
Andrews Road Speculative Building | <ul style="list-style-type: none"> 6. 277,000 ± SF 7. 1,050,000 ± SF 8. 320,000 ± SF 9. 168,000 ± SF 10. 340,000 ± SF 11. 384,000 ± SF 12. 275,000 ± SF 13. 330,000 ± SF 14. 24 ± acres (divisible) |
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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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