

Heartland Logistics Park

BUILDING 1 • 272,882 SF • FOR LEASE
KS-7 AND W 43RD STREET | SHAWNEE, KANSAS



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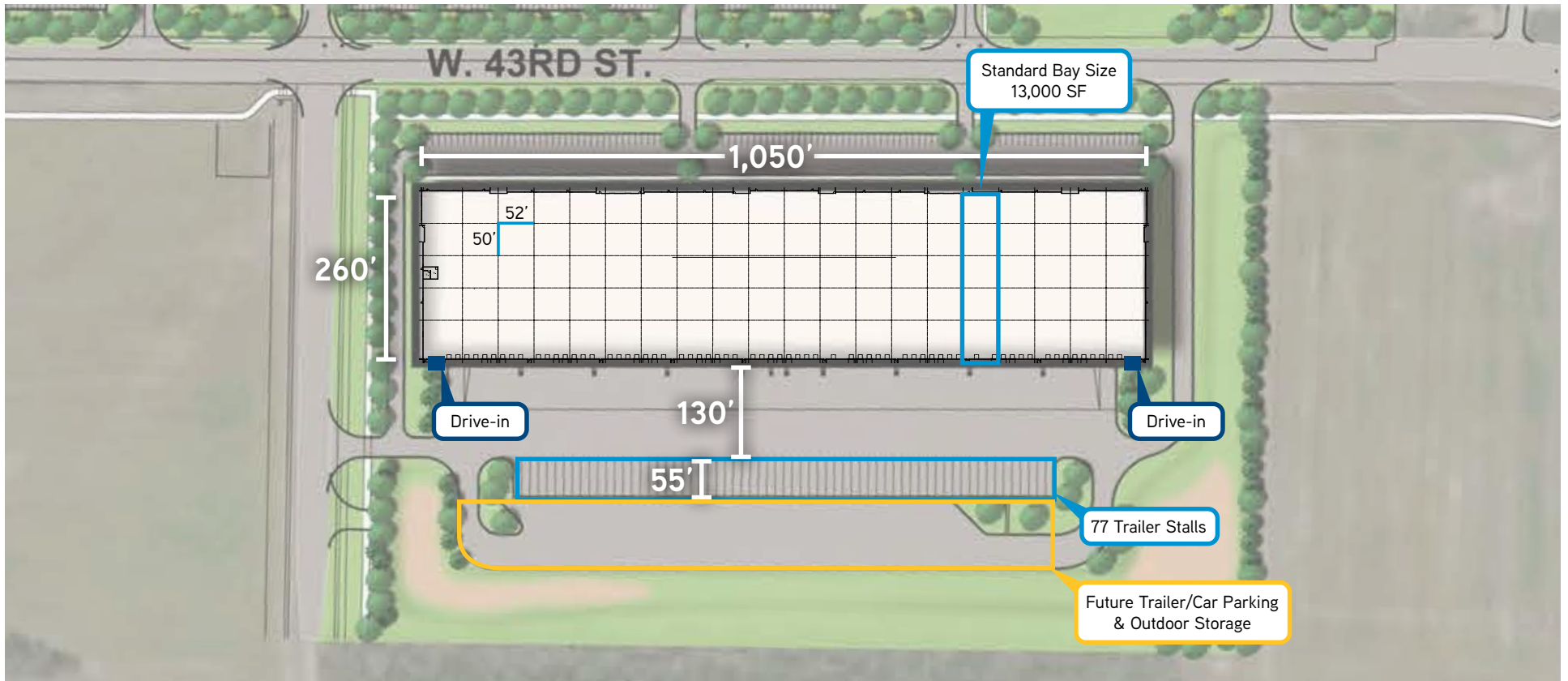
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Site Plan

| Building | SF | Lot Size (Acres) | Status |
|----------|---------|------------------|--------------------|
| 1 | 272,882 | 23.1 | Under Construction |
| 2 | 192,000 | 20.6 | Proposed |
| 3 | 940,000 | 58.0 | Proposed |
| 4 | 504,000 | 39.9 | Proposed |





Building 1 Features

| | | | |
|----------------------------|---|-------------------------------------|---|
| Building Size | 272,882 SF | Warehouse Lighting | TBD |
| Minimum Tenant Size | 52,000 SF (13,000 SF bay size) | Floor Slab | 7" non-reinforced concrete |
| Clear Height | 32' | Roof | 45 Mil TPO with R-20 Insulation |
| Drive-In Doors | 2 | Walls | Concrete tilt walls |
| Dock Doors | 27 - 9'x10' doors with 6'x8' 45,000 lb mechanical levelers, bumpers and dock seals. Additional dock doors can be added. | Warehouse Heat | Cambridge - make up air |
| Column Spacing | 50'x52' typical with 60' speed bays | Zoning | PI - flexible uses allowed (manufacturing, cold storage, outdoor storage) |
| Auto Parking | 210 parking spaces | Location | Excellent access to K7, I-70, I-35 |
| Truck Parking | 77 Stalls | Base Rental Rate | \$4.25 - \$4.75 NNN |
| Office | BTS | Estimated Operating Expenses | Taxes - \$0.37 PSF (Fixed pilot for 10 years) Insurance - \$0.08 PSF CAM - \$0.30 PSF |
| Fire Sprinkler | ESFR | Available | Q4 2020 |
| Electric | 2000 amp, 277/480V 3-phase, rough-ins for 4 future 277/480V | | |

Property Highlights

PROXIMITY TO DISTRIBUTION HUBS

| | |
|------------------------------|------------|
| United States Postal Service | 21.6 miles |
| FedEx Ground Hub | 5.8 miles |
| FedEx SmartPost | 16.4 miles |
| FedEx Ground Hub | 16.8 miles |
| FedEx Freight | 6.1 miles |
| FedEx Air Cargo | 29.3 miles |
| FedEx Ground Hub | 33.2 miles |
| UPS Ground Hub | 14.3 miles |
| UPS Ground Hub | 24.3 miles |
| UPS Air Cargo | 26.3 miles |

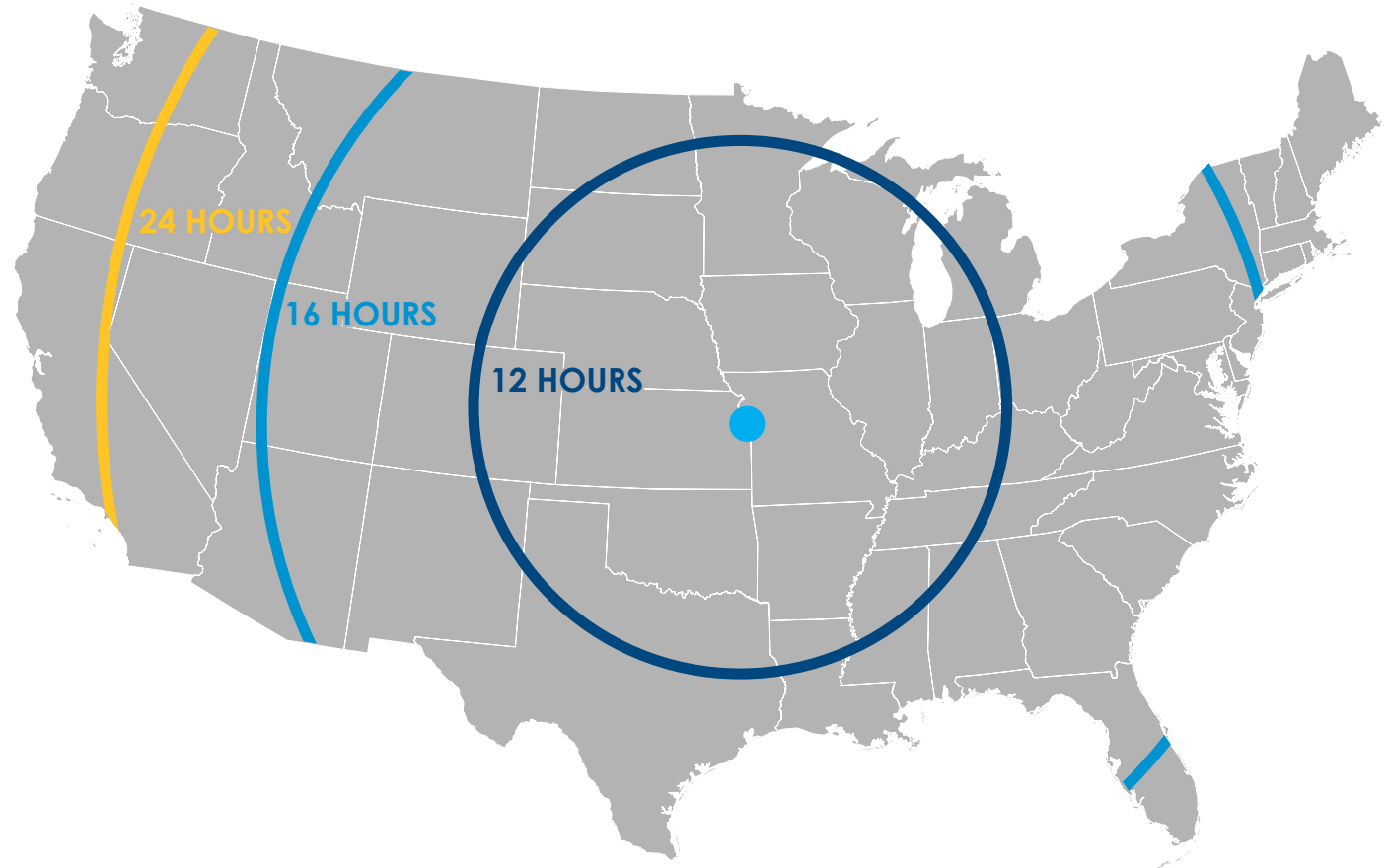
PROXIMITY TO INTERMODAL TRANSPORTATION

| | |
|----------------------------|------------|
| LPKC (BNSF Intermodal) | 23.7 miles |
| KCS CenterPoint Intermodal | 33.0 miles |
| Norfolk Southern (rail) | 33.9 miles |
| KCI Intermodal | 29.2 miles |

INTERSTATE ACCESS

| | |
|----------------|------------|
| Interstate 70 | 3.4 miles |
| Interstate 435 | 4.4 miles |
| Interstate 35 | 13.6 miles |

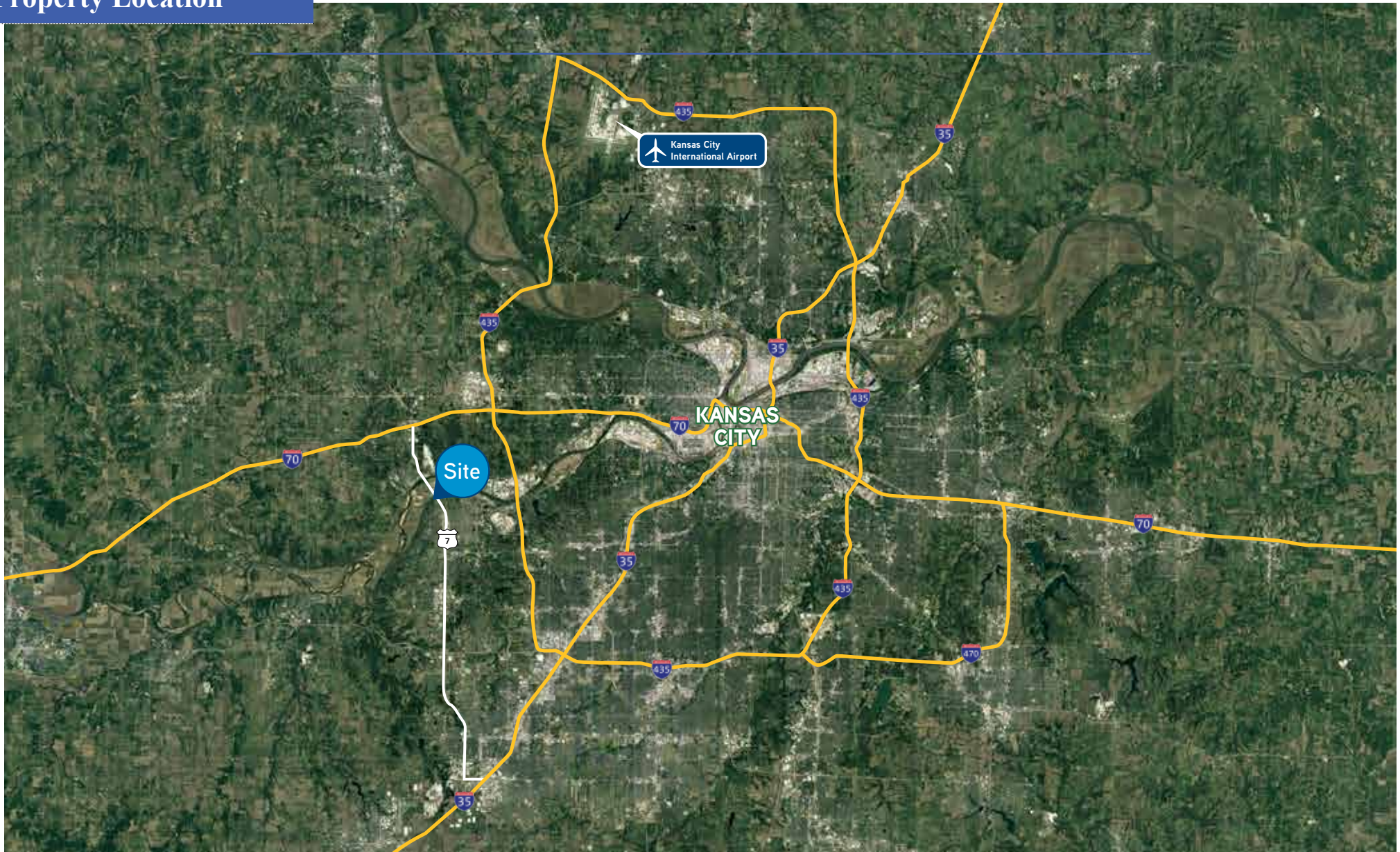
ESTIMATED FREIGHT DELIVERY TIMES



KANSAS CITY DISTRIBUTION HIGHLIGHTS

Kansas City continues to be a thriving industrial market as a result of its geographically-centralized location, superior infrastructure and business-friendly foreign trade zone program. Home to the largest rail center in the United States by tonnage, Kansas City is ideally located at the crossroads of the east-to-west corridor and the route from Mexico to Canada. Area infrastructure and multiple intermodal facilities continue to spur development activity within the market. Four interstate systems converge upon Kansas City, resulting in more freeway-lane miles per capita than any other U.S. city, while allowing goods to be delivered to **85% of the nation's population within two days.**

Property Location



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