



Inland Port VII at Logistics Park Kansas City



952,956 SF Modern Warehouse / Distribution Space Available
Directly Adjacent to the BNSF Intermodal Facility

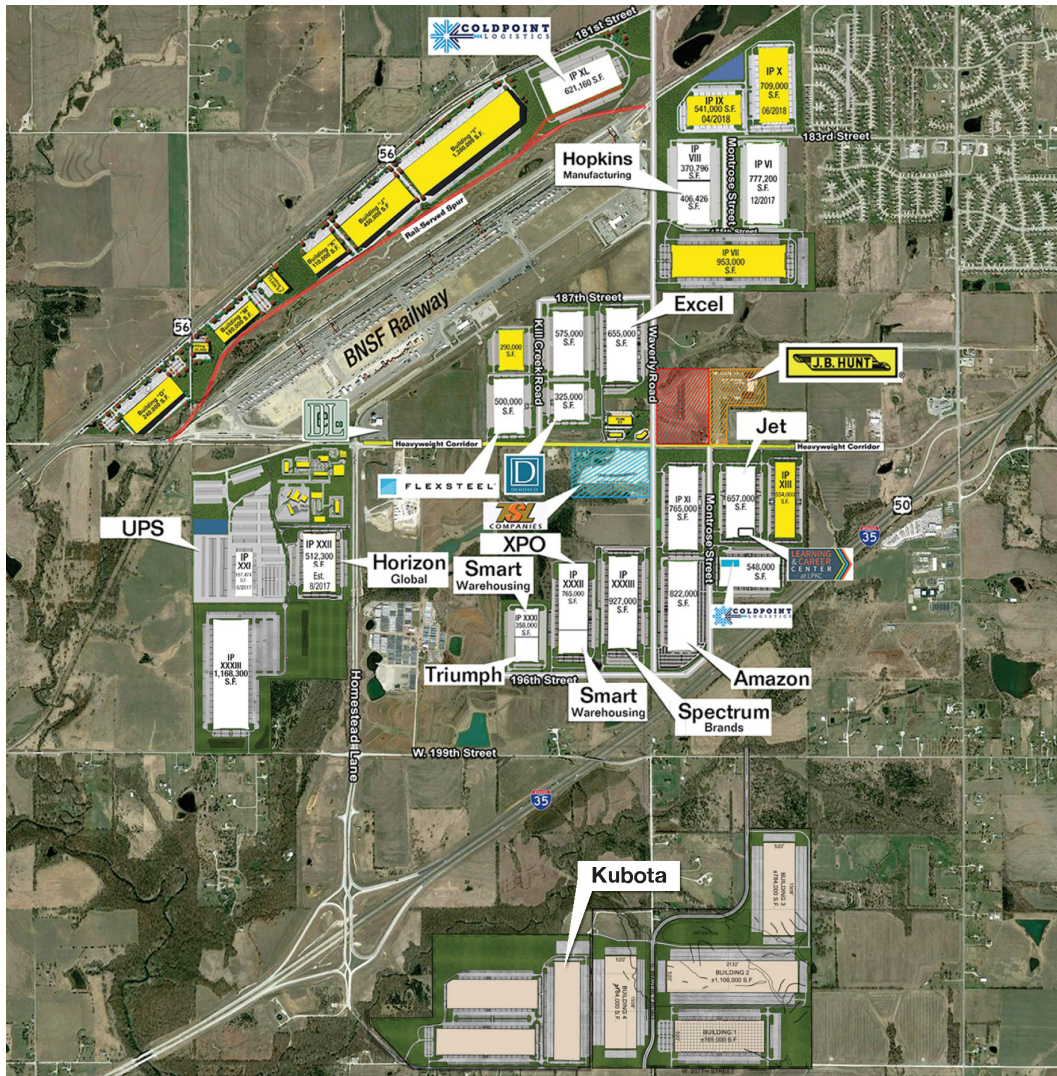


Inland Port VII



NorthPoint Development proposes a 952,956 square foot state-of-the-art distribution center at Logistics Park Kansas City (LPKC). Located in Edgerton, Kansas, a suburb southwest of Kansas City, LPKC is a 2,200-acre master-planned development served by BNSF Railway's newest intermodal facility.

Inland Port VII, located at the southwest corner of 185th and Waverly Road, can accommodate manufacturing, warehouse and distribution tenants of varying size. Inland Port VII 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 VII 952,956

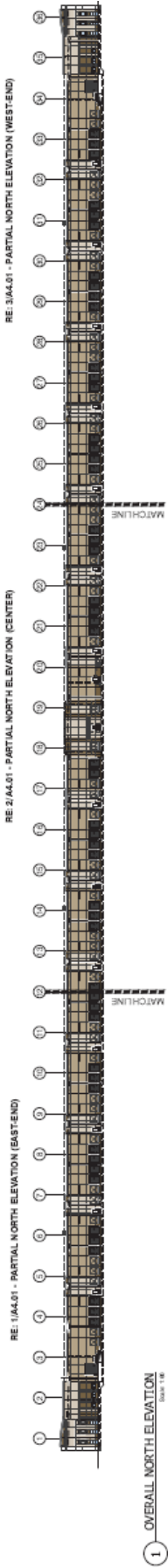


Specifications

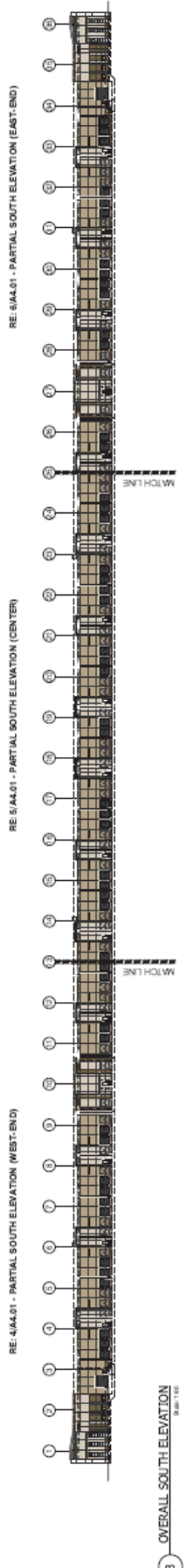
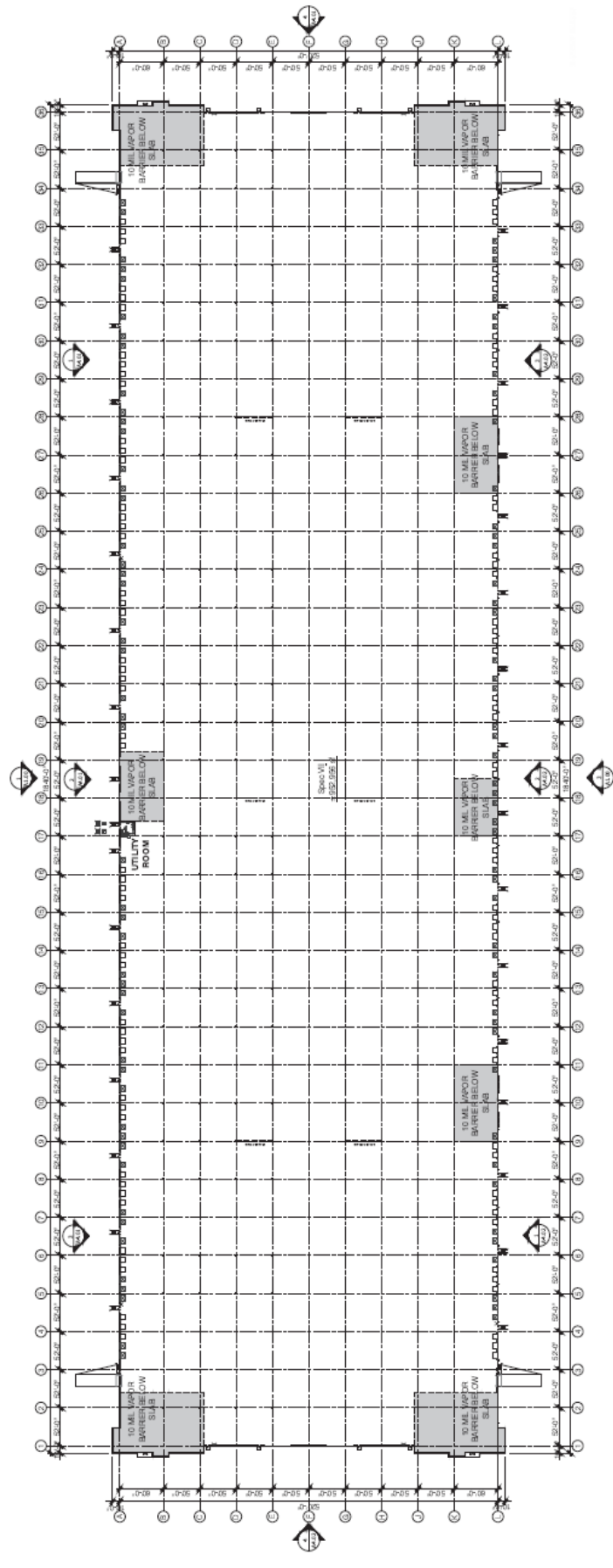
Building Size	± 952,956 SF	Future Trailer Storage	254 Stalls
Availability / Divisibility	± 952,956 SF / 350,000 SF	Electric Service	3,000 Amps @ 480V 3P
Taxes	Estimated \$0.62 / SF (fixed)	Lighting	T-5 HO
Insurance	Estimated \$0.06 / SF	Heat	High E Gas Fired MAU's
CAM	Estimated \$0.19 / SF	Parking	449 Stalls
Dimensions	± 520' x 2,152'	Zoning	Logistics Park
Office Space	Build-to-Suit	Year Built	Proposed
Construction	Concrete Tilt-up	Water	JC WD 7
Clear Height	36' + Outside Speed Bay	Sewer	Edgerton - New Treatment Facility
Floor	7" Concrete Slab	Electricity	KCP&L
Bay Spacing	52' x 50' (Typical), 52' x 60' (Loading Bay)	Gas	Kansas Gas Energy
Fire Protection	ESFR	Fire Protection	JC-1
Loading	96 Dock-high (expandable); 4 Drive-in	Intermodal Access	1.5 Miles to BNSF Gate
Truck Court	60' Concrete Aprons, 8" Concrete	I-35	1.5 Miles



Inland VII Floor Plan

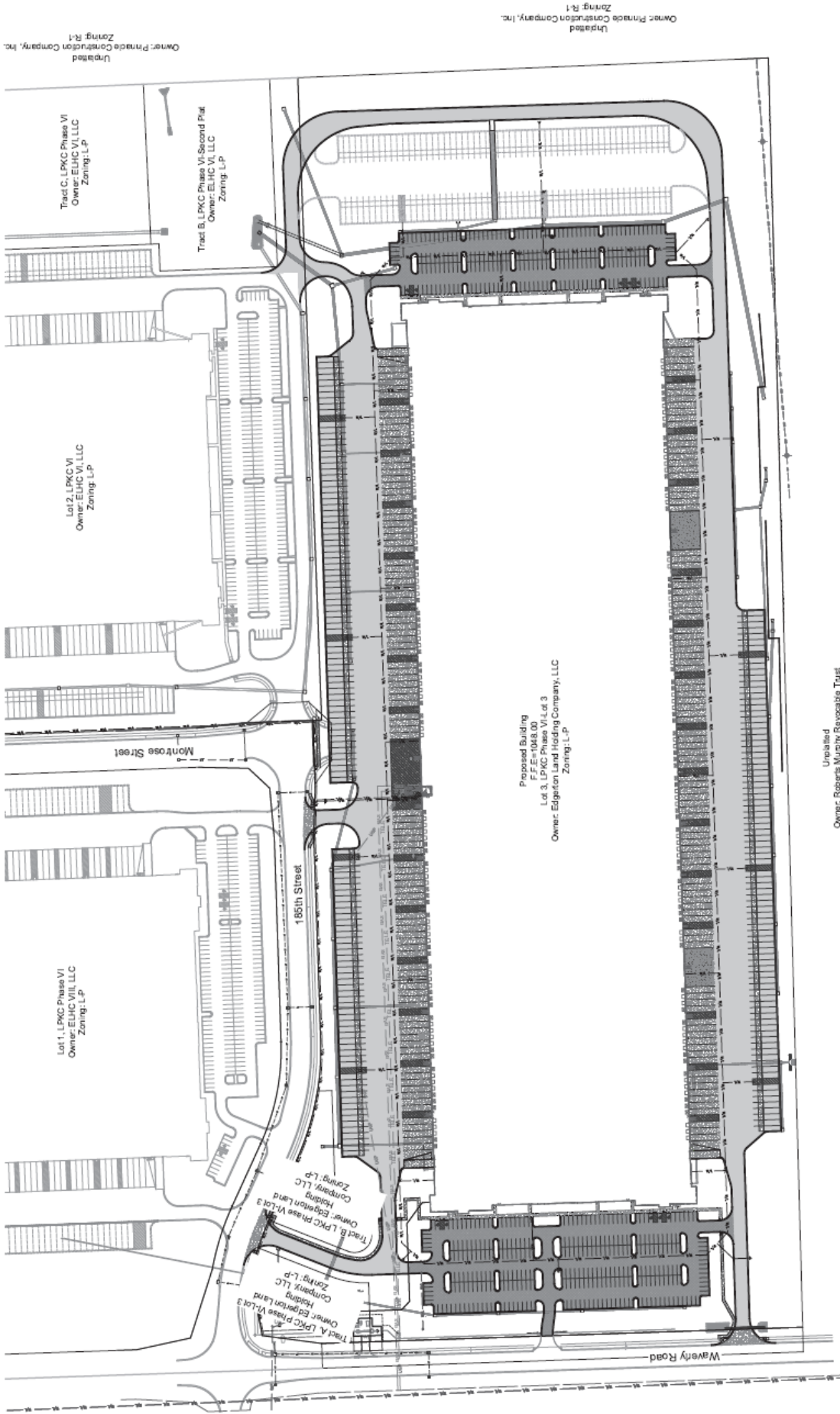


1 OVERALL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 OVERALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Inland VII Site Plan





Project Advantages

- **Strategically** and centrally located
- **Master-planned** distribution and warehouse development
- Efficient **movement** of global goods
- **Reduced** transportation costs
- **Optimize** your supply chain
- **2,200 acres** of developable space
- 22 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.

Contact

For leasing opportunities at Inland Port VII or LPKC, contact the exclusive commercial real estate agents Phil Algrim and Kevin Wilkerson at JLL, 913.469.4600. www.jll.com/kansas-city.