



Inland Port VIII at Logistics Park Kansas City



30900 W. 185th Street, Edgerton, Kansas
370,987 SF Modern Warehouse / Distribution Space Available



Inland Port VIII

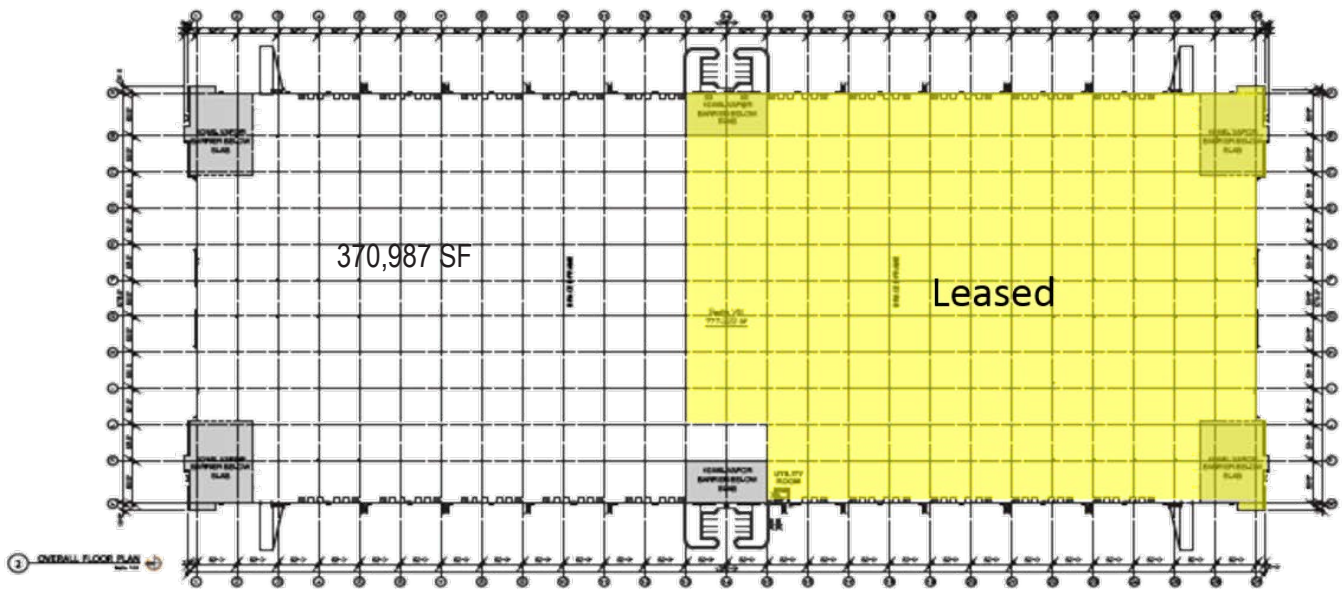


NorthPoint Development has completed a 777,222 square foot, speculative, state-of-the-art distribution center at Logistics Park Kansas City (LPKC). Located in Edgerton, Kansas, a suburb southwest of Kansas City, LPKC is a 1,700-acre master-planned development served by BNSF Railway's newest intermodal facility.

Inland Port VIII, located at 30900 W. 185th Street, can accommodate manufacturing, warehouse and distribution tenants of varying size. Inland Port VIII 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 VIII
777,222



Specifications

Building Size	± 777,222 SF	Future Trailer Storage	Build-to-suit
Availability / Divisibility	± 370,987 SF / 150,000 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	120 stalls
Dimensions	± 570' x 1,372	Zoning	Logistics Park
Office Space	Build-to-Suit	Year Built	2017
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' Loading Bays	Gas	Kansas Gas Energy
Fire Protection	ESFR	Fire Protection	JC-1
Loading	38 Dock-high (expandable); 2 Drive-in	Intermodal Access	1.5 Miles to BNSF Gate
Truck Court	60' Concrete Aprons, 8" Concrete	I-35	1.5 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.

Contact

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