



KAW POINT INDUSTRIAL PARK

394,681 SF Industrial Warehouse

1401 FAIRFAX TRAFFICWAY, SUITE 200 | KANSAS CITY, KS 66115

± 112,528 SF AVAILABLE FOR LEASE

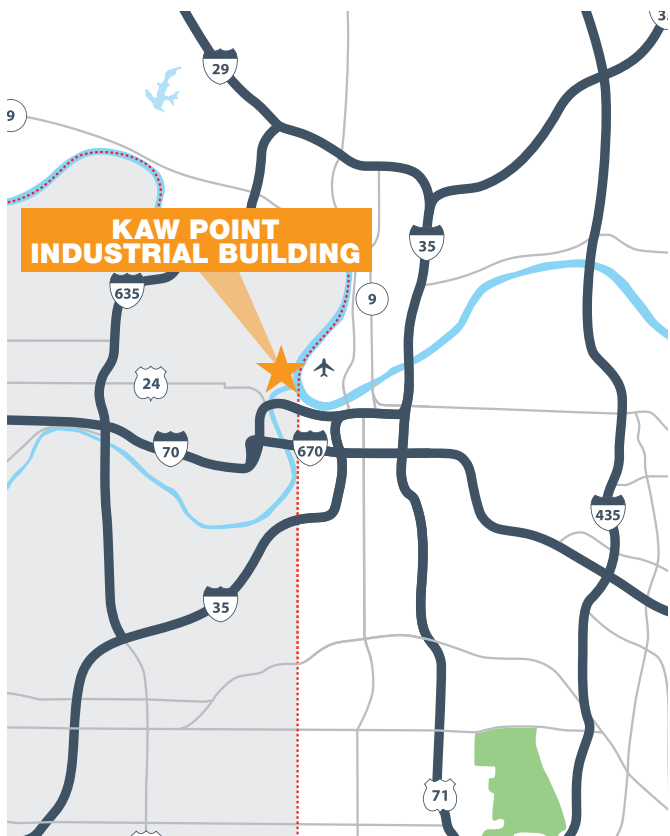


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KAW POINT LOCATION



LOCATION HIGHLIGHTS



STRATEGICALLY LOCATED off Interstate-70 in the Fairfax Industrial District

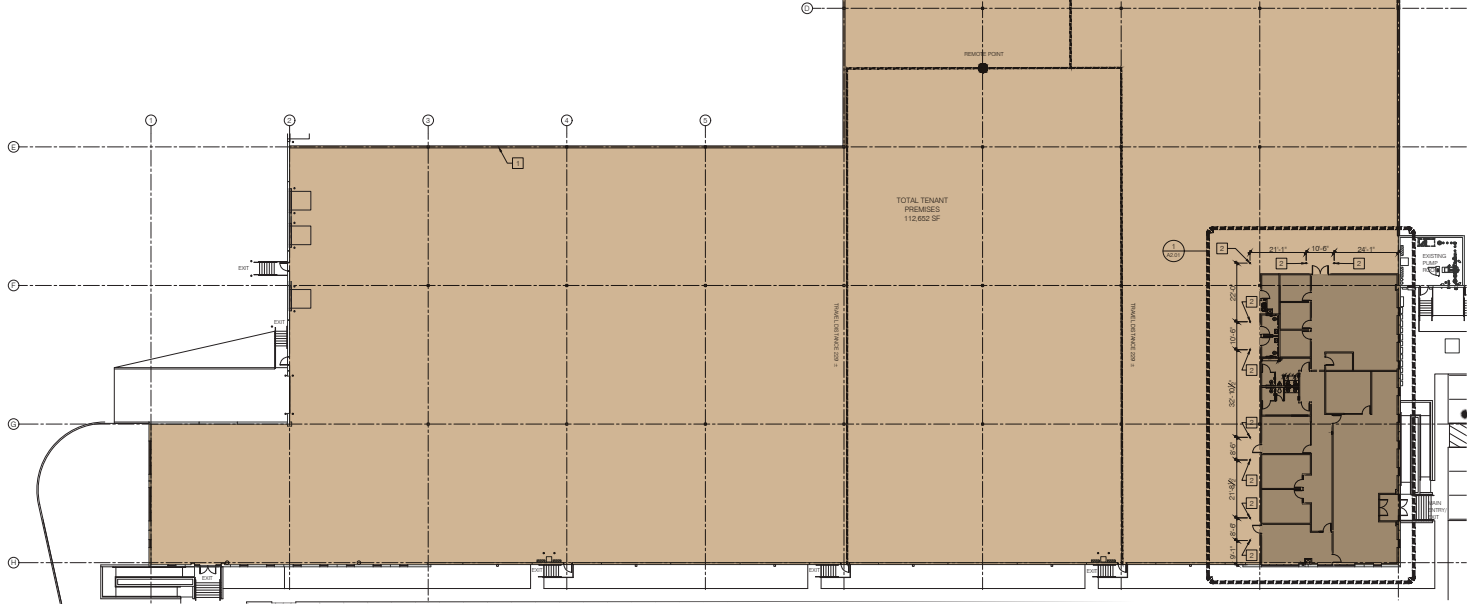
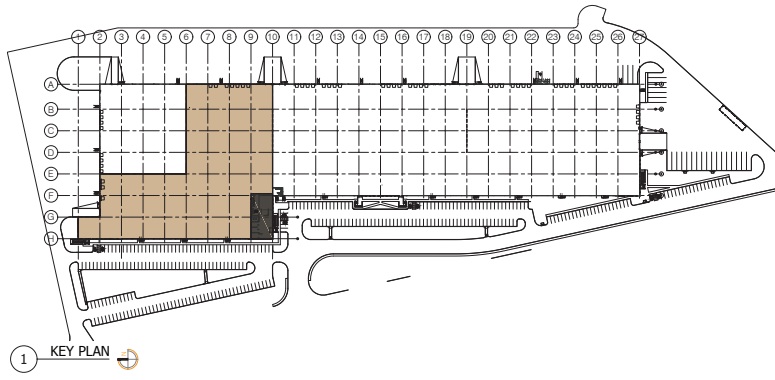


STATE-OF-THE-ART, CLASS A industrial warehouse

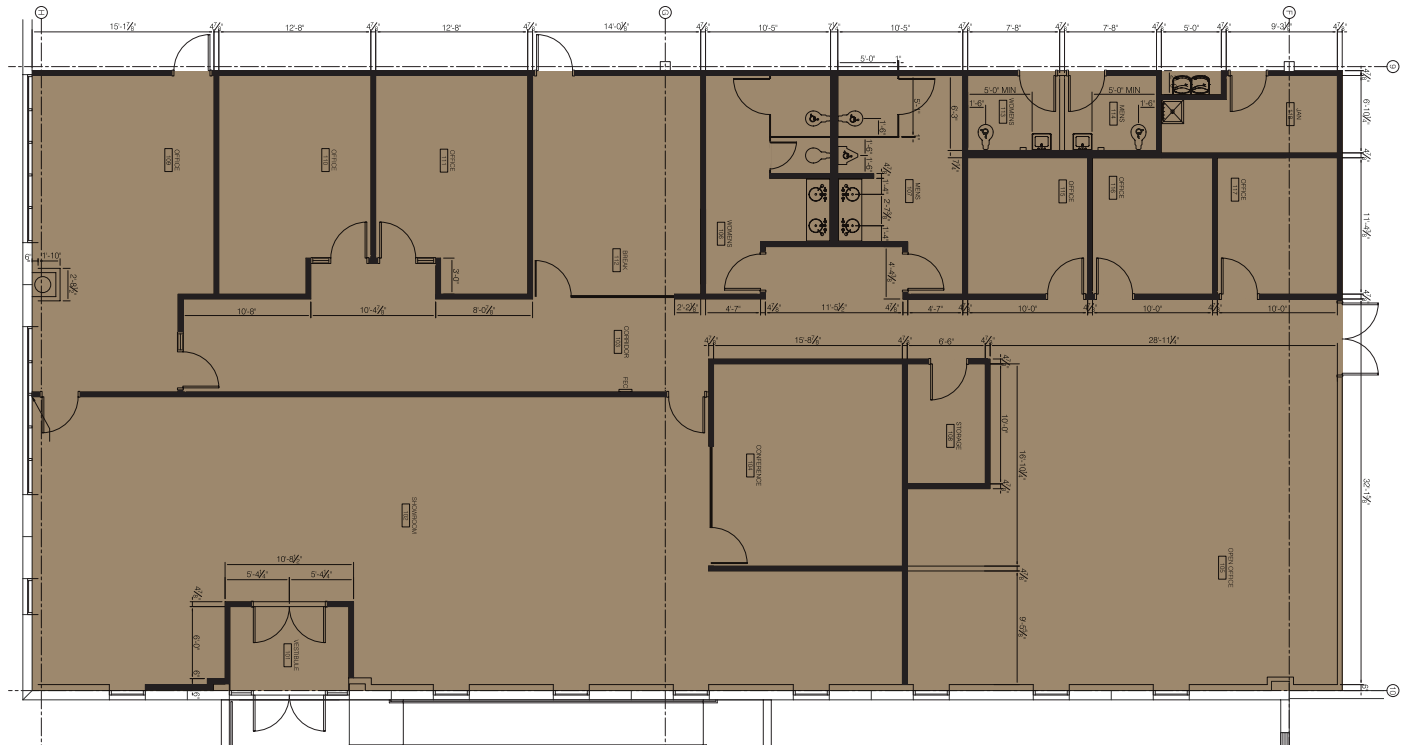


HIGHLY EXPERIENCED landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has successful development of +55 Million SF for +165 clients including, Chewy.com, Home Depot, Amazon, GE and Walmart.

OVERALL FLOORPLAN



EXISTING OFFICE FLOORPLAN



BUILDING SITEPLAN



± **112,528** SQUARE FEET ± **6,000** SF OFFICE ± **10** DOCK DOORS **2** DRIVE INS ± **80** CAR PARKING

Available Area	± 112,528 SF
Divisible	35,000 / 77,000 / 112,000 SF
Rental Rate	± \$4.25-\$4.75 PSF N
CAM Charges	± \$0.39 PSF
Taxes	± \$1.10 PSF
Insurance	± \$0.06 PSF
Total Taxes, Ins, CAM	± \$1.45 PSF
Office	± 6,000 SF
Clear Height	34'-36'
Bay Size	52' x 60'
Column Spacing	52' x 60' Speed Bays 50' x 52' Typical

Loading Docks	10 docks, 2 drive-in
Truck Court	135' - All Concrete
Car Parking	± 80 Stalls
Construction	Tilt Up Concrete
Configuration	Cross Dock
Floor	7" Concrete
Fire Protection	UG FPD
Electrical	400 Amps @ 480V 3 Phv
Lighting	T-5 HO, 30 fc in Warehouse, Site Fully Lit
HVAC	Heated to 50° & Ventilated
Year Built	2015