KCI INTERMODAL BUSINESSCENTRE | LOGISTICSCENTRE VI





LOGISTICS CENTRE VI

MODERN WAREHOUSE/DISTRIBUTION SPACE 349,440± SF AVAILABLE

10500 NW TRANSCON DRIVE 112TH STREET & I-29, KANSAS CITY, MO

a development project by:

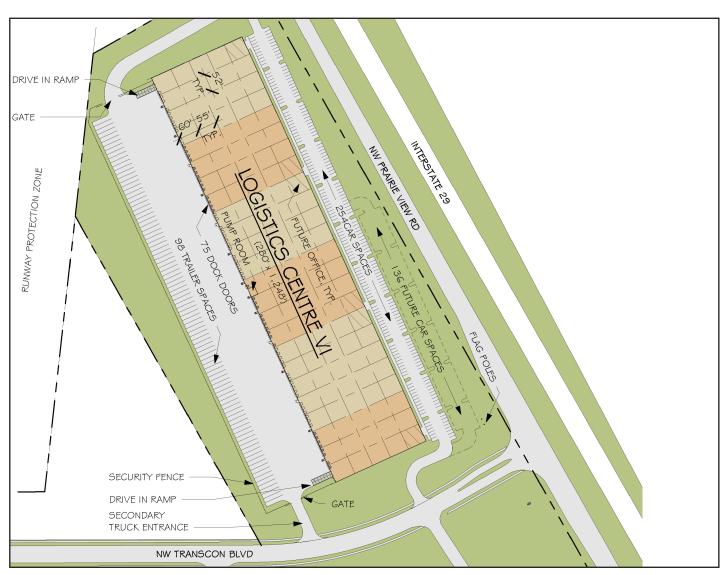
Trammell Crow Company







CI LOGISTICSCENTRE VI







Trammell Crow Company CLARION PARTNERS

AVAILABLE SPACE

349,440± SF

LAND AREA

26± net usable acres

CLEAR HEIGHT & FLOOR

32' Clear height to the lowest structural member. 7" Thick <u>reinforced</u> concrete floor.

COLUMN SPACING

52' x 55' typical (52' x 60' at speed bay)

DIMENSIONS/CONFIGURATION

The building is 280' depth x 1,248' length.

LOADING

(75) dock positions (w/ doors) available.(2) drive-in doors.

PARKING

(254) car parking positions available.Additional car parking available.(98) trailer parking positions available.

LIGHTING

LED light fixtures with motion sensors, 10' tail whips providing an average 30 foot-candles of light at 36" above the finished floor

FIRE PROTECTION

ESFR sprinkler system with Class IV commodity NFPA rating.

ELECTRICAL SERVICE

1,200 amp, 277/480-volt, 3-phase, 4-wire. Additional electrical capacity available.

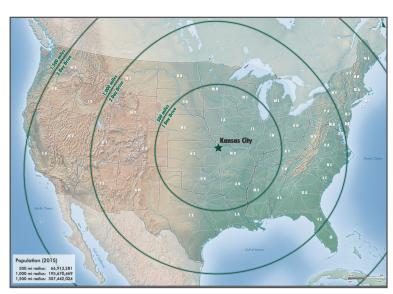
GAS/WATER

Natural gas lines at 5 psig. 16" city water main w/ 2" line for domestic water service.

TELECOMMUNICATIONS

Internet/Telecom are available at demarcation panel. Fiber optic service available for additional charge.

KC DRIVE TIME MAP



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PROJECT ADVANTAGES

- ▶ LOWEST OCCUPANCY COST FOR QUALITY DEVELOPMENT FOR SHORT TERM AND LONG TERM OCCUPANCY.
- ▶ PLATTE COUNTY WORKFORCE RANKS HIGHER THAN METRO AVERAGES FOR AVAILABILITY, QUALITY, STABILITY AND PRODUCTIVITY; EACH RANGING FROM 5.5-6.5 ON A SCALE OF 7.
- ▶ Immediate interstate access to I-29 and the entire four major interstates serving the Kansas City Metro (I-29, I-35, I-70, I-49).
- ▶ PROXIMITY TO KCI International Airport for ease of customers and out of town personnel to visit the facility and overnight air shipments.
- ▶ FOREIGN TRADE ZONE ESTABLISHED.
- ▶ ALL FOUR PLATTE COUNTY SCHOOL DISTRICTS ARE ACCREDITED WITH DISTINCTION, THE HIGHEST LEVEL OF RECOGNITION BY THE STATE OF MISSOURI.
- ▶ PLATTE COUNTY RANKS #1 OUT OF MISSOURI'S 115 COUNTIES FOR QUALITY OF LIFE, ACCORDING TO THE COUNTY HEALTH RANKINGS ISSUED ANNUALLY BY THE ROBERT WOOD JOHNSON FOUNDATION. PLATTE COUNTY HAS BEEN #1 IN BOTH 2016 AND 2017.
- ▶ Platte County's growth continues to outpace all other counties in Missouri. Platte County's population has grown 10.1% since the 2010 Census, and 25% since the year 2000.



KCI Intermodal BusinessCentre | LogisticsCentre III

FOR MORE INFORMATION PLEASE CONTACT:

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