



Inland Port XI at Logistics Park Kansas City



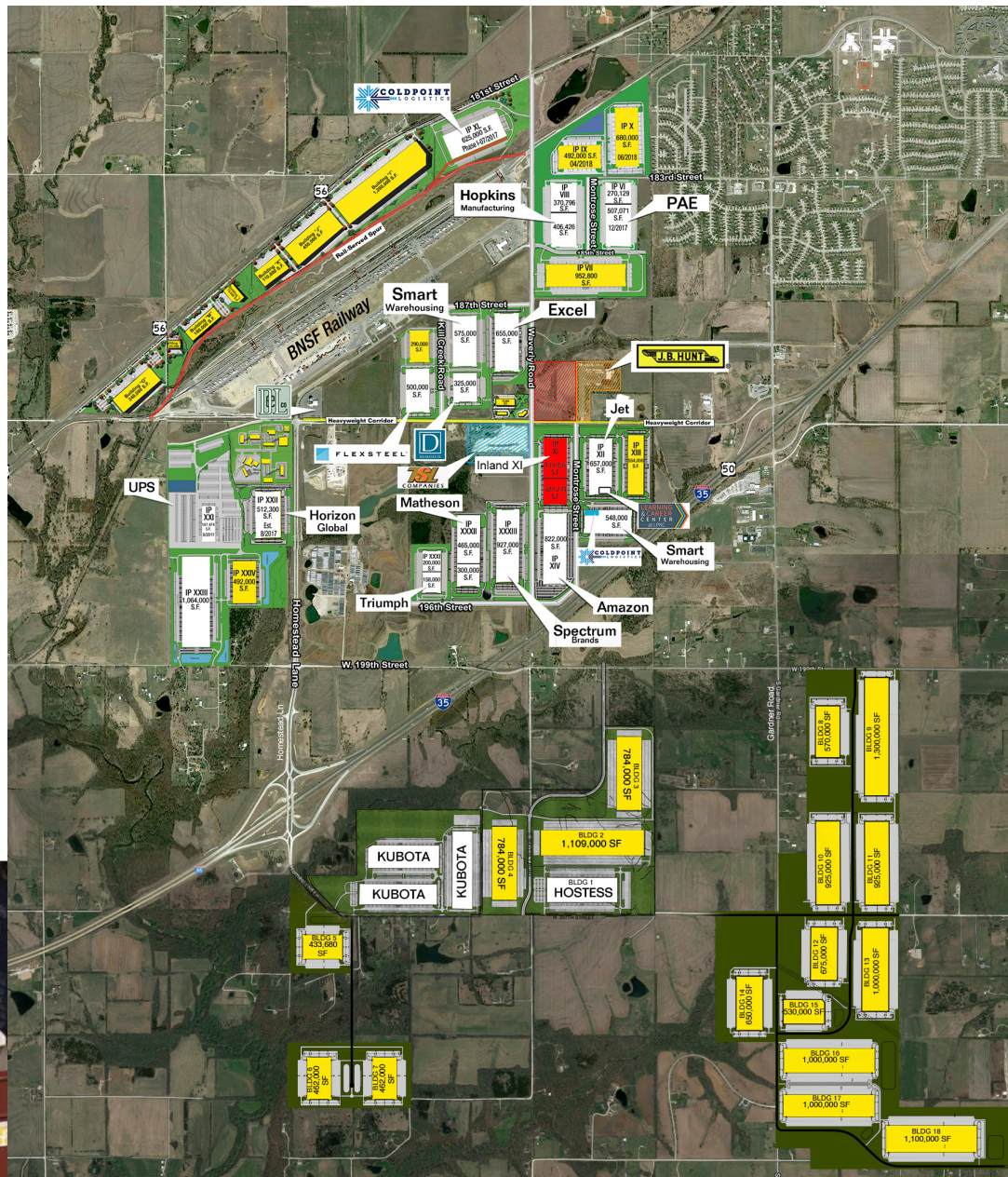
765,160 SF Modern Warehouse / Distribution Space
Directly Adjacent to the BNSF Intermodal Facility



Inland Port XI

Inland Port XI is a 765,160 square foot, state-of-the-art distribution center, with 436,866 square feet currently available for lease, at Logistics Park Kansas City (LPKC). Located in Edgerton, Kansas, a suburb southwest of Kansas City, LPKC is a 1,200-acre master-planned development that will be served by BNSF Railway's newest intermodal facility.

Inland Port XI can accommodate manufacturing, warehouse and distribution tenants of varying size. Inland Port XI 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 XI 765,160



Specifications

Building Size	± 765,160 SF	Trailer Storage	50+ Trailer Positions
Availability / Divisibility	± 436,866 SF (on or before 7/1/20)	Electric Service	1,000 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 \$0.26 / SF	Parking (expandable)	± 1/1,800 SF (Expandable)
Dimensions	± 520' x 1,486'	Zoning	Logistics Park
Office Space	± 8,500	Year Built	2015
Construction	Concrete Tilt-up	Water	JC WD 7
Clear Height	32' Minimum Inside Speed Bay	Sewer	Edgerton – New Treatment Facility
Floor	7" Concrete Slab	Electricity	KCP&L
Bay Spacing	50' x 52' Loading Bays (typical)	Gas	Kansas Gas Energy
Fire Protection	ESFR	Fire Protection	JC-1
Loading (expandable)	42 Dock-high; 2 Drive-in	Intermodal Access	± 1 Miles to BNSF Gate
Truck Court	60' Concrete Aprons, 8" Concrete	I-35	± 2 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
- **1,200 acres** of developable space
- 7 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 XI or LPKC, contact the exclusive commercial real estate agents Phil Algrim and Kevin Wilkerson at JLL, 913.469.4600. www.jll.com/kansas-city.