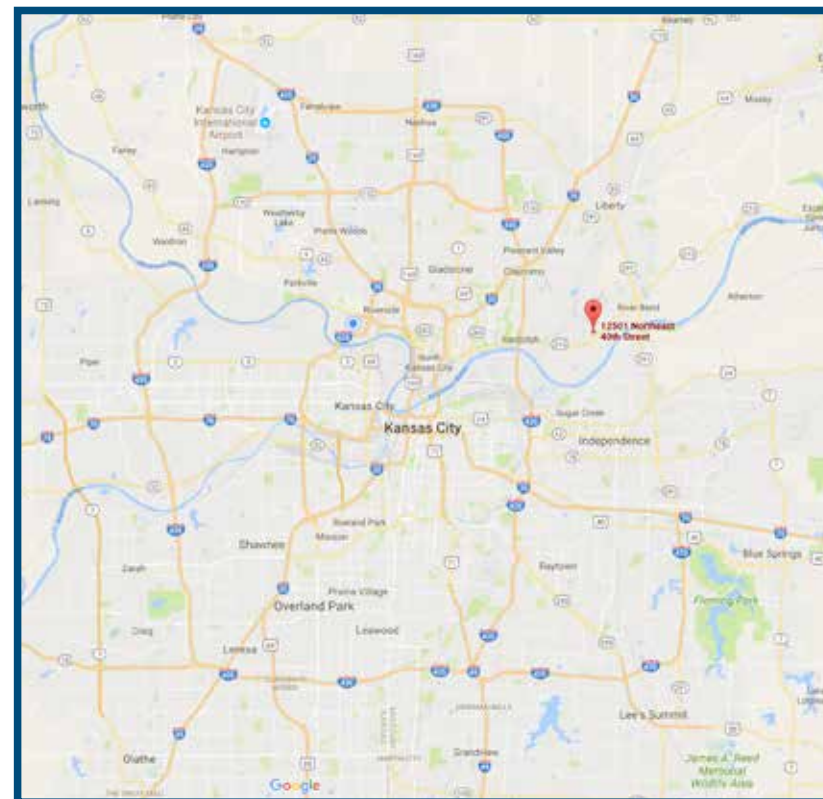


# NORTHLAND

PARK

12505 NORTHEAST 40TH STREET

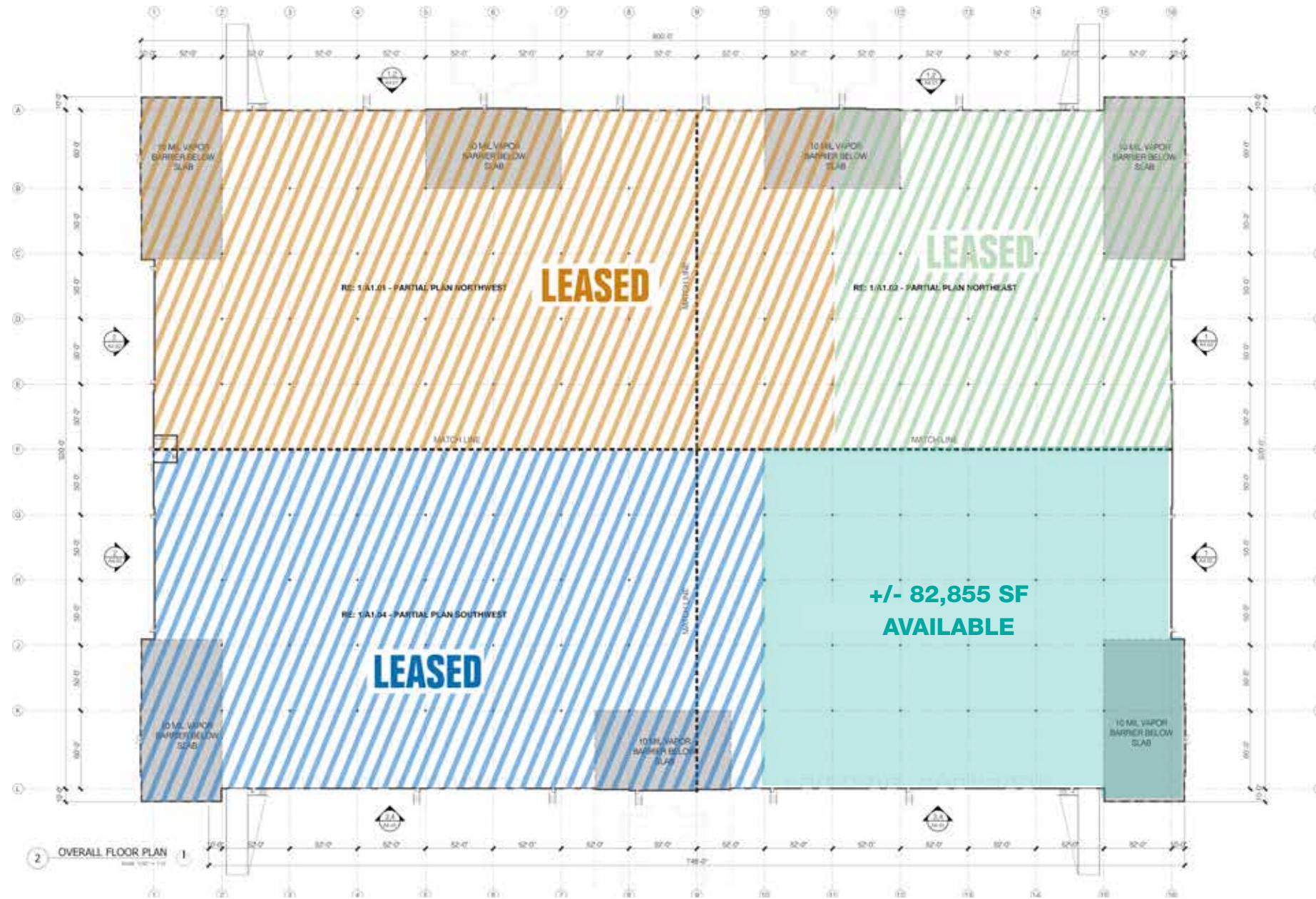
**INDUSTRIAL SPEC BUILDING II**  
82,855 SF



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## BUILDING FLOORPLAN



## BUILDING QUICK FACTS

BUILDING SIZE	413,332 SF
DIVISIBILITY	82,855 SF
RENTAL RATE	\$4.25
CAM CHARGES	± \$0.32 / SF
TAXES	\$0.08 / SF
INSURANCE	\$0.06 / SF
TOTAL TAXES, INS, CAM	± \$0.46 / SF
DIMENSIONS	520' Deep x 780'
OFFICE SPACE	BTS
CONSTRUCTION	Pre-cast Concrete
FLOOR	7" Concrete
CLEAR HEIGHT	36' - 38'
COLUMN SPACING	52' x 60' Speed Bays 50' x 52' Storage Bays
SPRINKLER	ESFR - K-25   K-17
LOADING	8 Docks & 1 Drive-in
TRUCK COURT	130' - All Concrete
ELECTRICAL SERVICE	800 Amps @ 480V 3 Ph
LIGHTING	LED, 30 fc in Warehouse, Site Fully Lit
HVAC	Heated to 50° & Ventilated
PARKING	± 50 Cars
ZONING	Light Industrial
YEAR BUILT	2018
WATER	KCMO
SEWER	KCMO
ELECTRIC	KCP&L
GAS	Missouri Gas Energy
FIRE PROTECTION	KCPD
DIRECT HIGHWAY ACCESS	Hwy 210

## PROPERTY QUICK FACTS

- 240 Acres of Land with projected 4.3 million SF of Class A Industrial Park
- Strategic location due to unparalleled highway access to:
  - Hwy 210
  - I-435, I-35, Hwy 291
- **Aggressive Real Estate Tax Abatement**
  - Years 1-10: 90%
  - Years 11-20: 50%
- Great access to large population centers and workforce

## NORTHPOINT DEVELOPMENT SERVICES

- Land Sale
- Build-to-Suit
- Build-to-Lease
- Construction Management
- Permitting & Entitlements
- Economic Development Incentives Consultation Services



## BUILDING SITE PLAN

