



# Southview

## Commerce Center

± 2,063,100 SF Masterplanned Industrial Park

**NOW LEASING**

**BUILDING I : ± 454,489 SF**

16001 S Outer Road, Belton, Missouri  
Delivering Q4 2019



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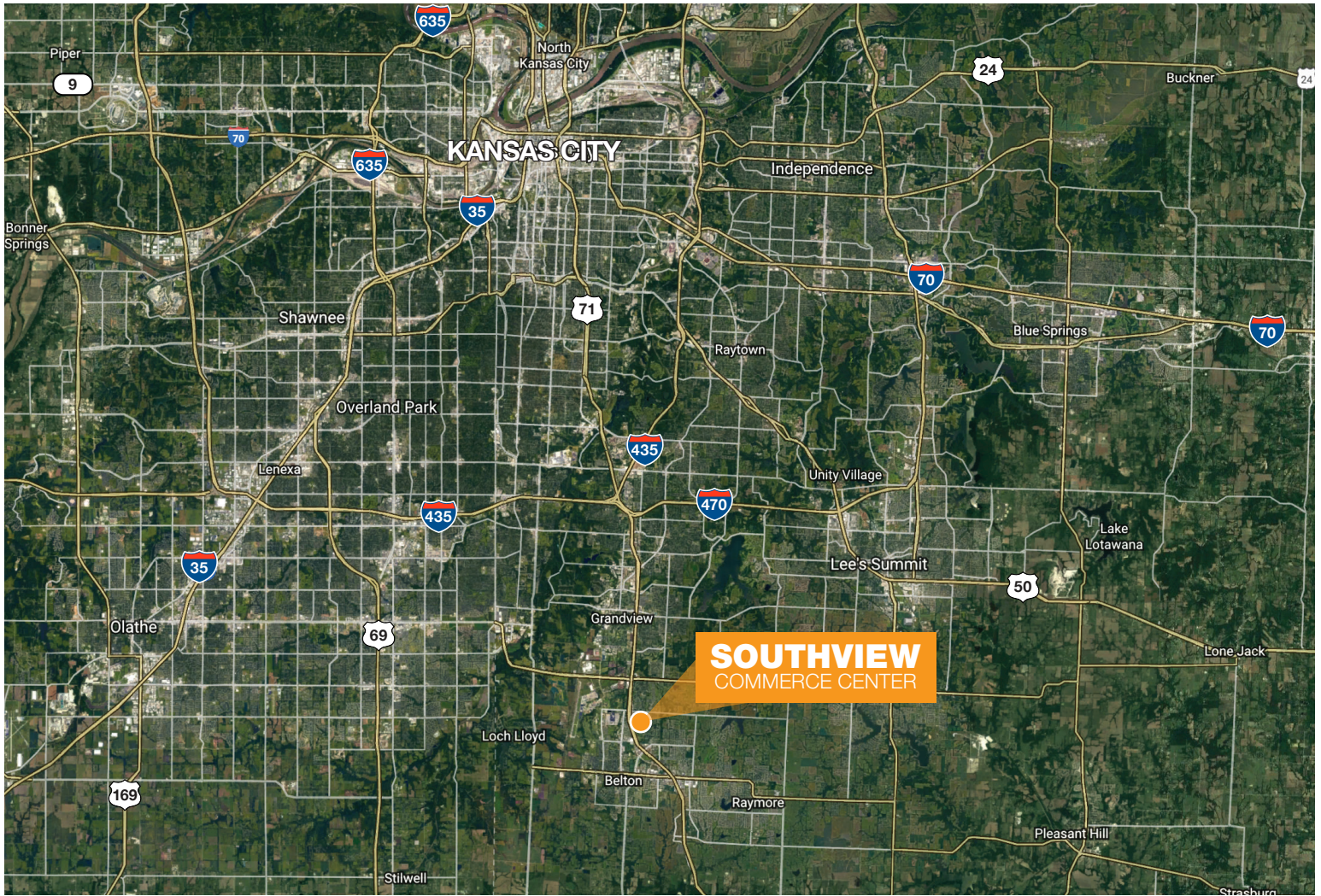
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## SOUTHVIEW COMMERCE CENTER LOCATION



## SOUTHVIEW COMMERCE CENTER ADVANTAGES



**STRATEGICALLY LOCATED** with immediate access to major highway I-49, minutes from 155 and 58 interchanges



**SIZEABLE LABOR POOL** capable of supporting distribution operation

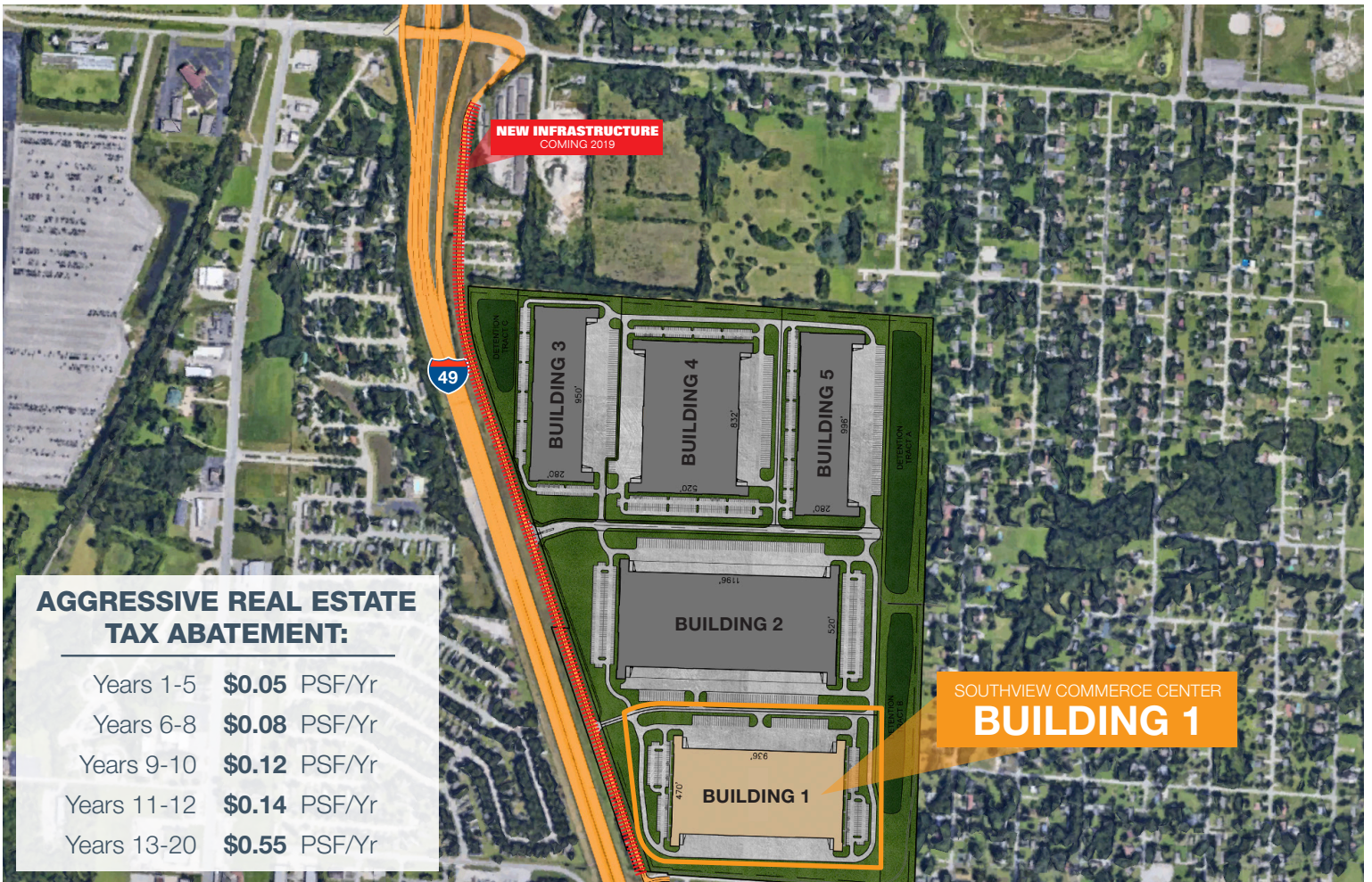
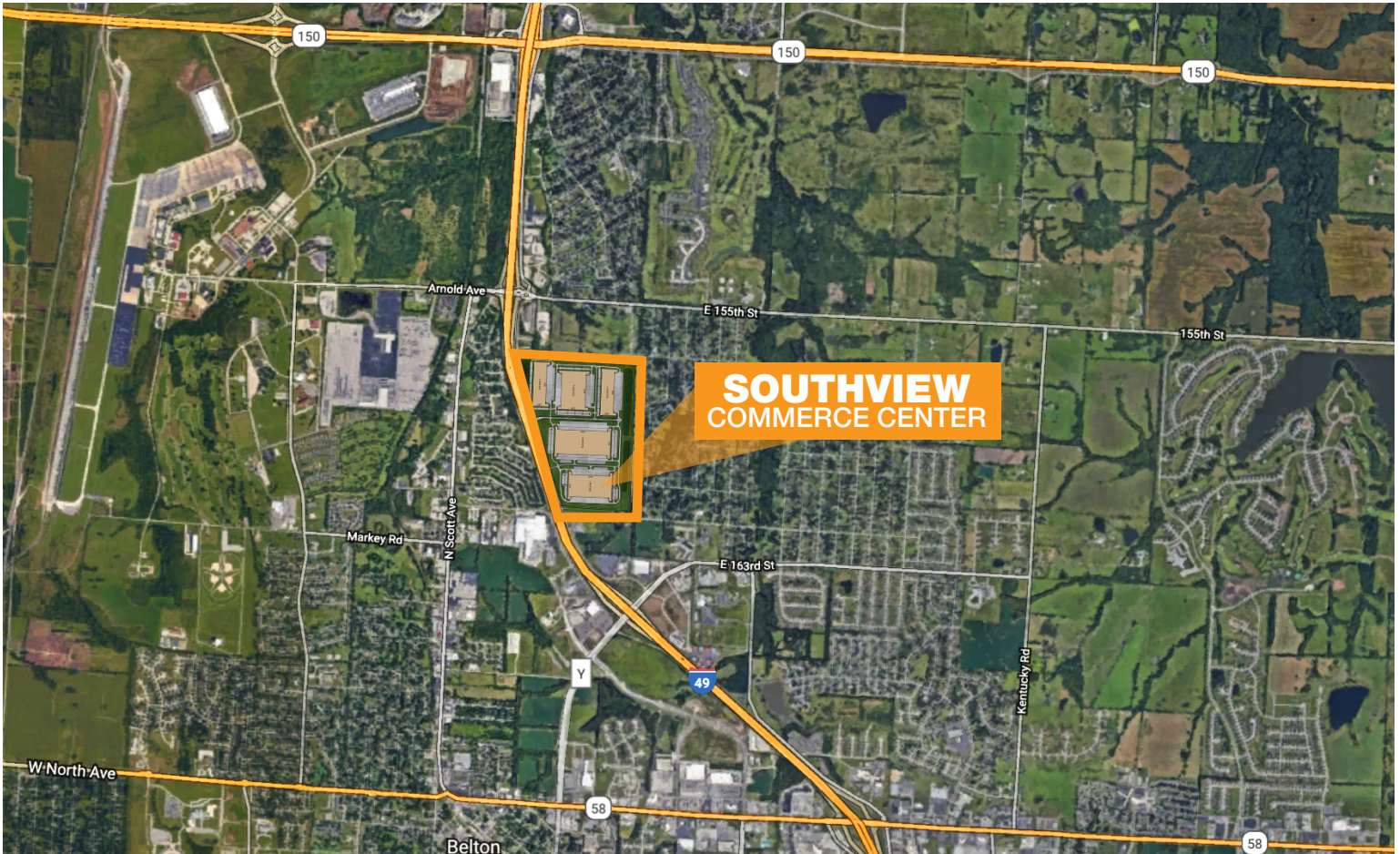


**STATE-OF-THE-ART, CLASS A** distribution center with generous build out package



**OWNED AND OPERATED BY NORTHPOINT DEVELOPMENT** one of the country's most active industrial development firms. NorthPoint has developed over 55 million SF of new Class A industrial product since inception in 2012.

# SOUTHVIEW COMMERCE CENTER HIGHWAY ACCESS AND MASTERPLAN

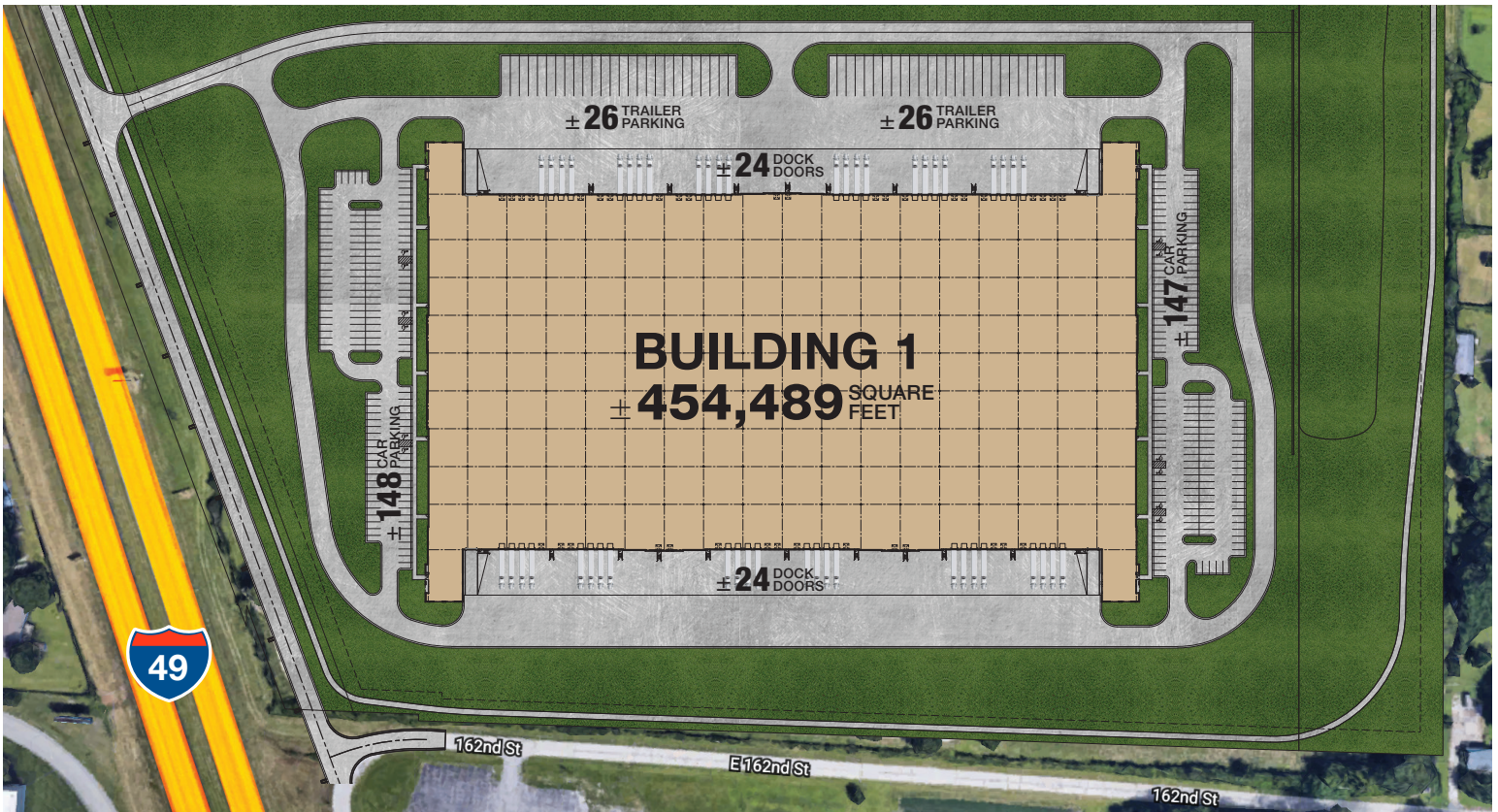


## AGGRESSIVE REAL ESTATE TAX ABATEMENT:

Years 1-5	<b>\$0.05</b>	PSF/Yr
Years 6-8	<b>\$0.08</b>	PSF/Yr
Years 9-10	<b>\$0.12</b>	PSF/Yr
Years 11-12	<b>\$0.14</b>	PSF/Yr
Years 13-20	<b>\$0.55</b>	PSF/Yr

SOUTHVIEW COMMERCE CENTER  
**BUILDING 1**

# BUILDING 1 SITEPLAN & SPECS



± **454,489** SQUARE FEET    ± **48** DOCK DOORS    **4** DRIVE INS    ± **295** CAR PARKING    ± **52** TRAILER PARKING

Building Size	± 454,489 SF
Available Area	± 454,489 SF
Divisible	Yes
Rental Rate	\$4.25 - \$4.50
CAM Charges	± \$0.22 PSF
Taxes	± \$0.05 PSF
Insurance	± \$0.06 PSF
Total Taxes, Ins, CAM	± \$0.33 PSF
Building Dimensions	470' x 936'
Available Dimensions	470' x 936'
Column Spacing	52' x 50' 52' x 60' speed bays

Clear Height	36'
Dock Doors	± 48 docks, ± 37 future
Drive-Ins	4 doors
Truck Court	185' with trailer parking
Trailer Parking	± 52 stalls
Car Parking	± 295 stalls
Construction	Tilt-up concrete
Configuration	Cross dock
Floor	7" Reinforced Concrete
Sprinkler	ESFR
Electrical	3,100 Amps @ 480V 3 Ph
Lighting	LED High Bay