

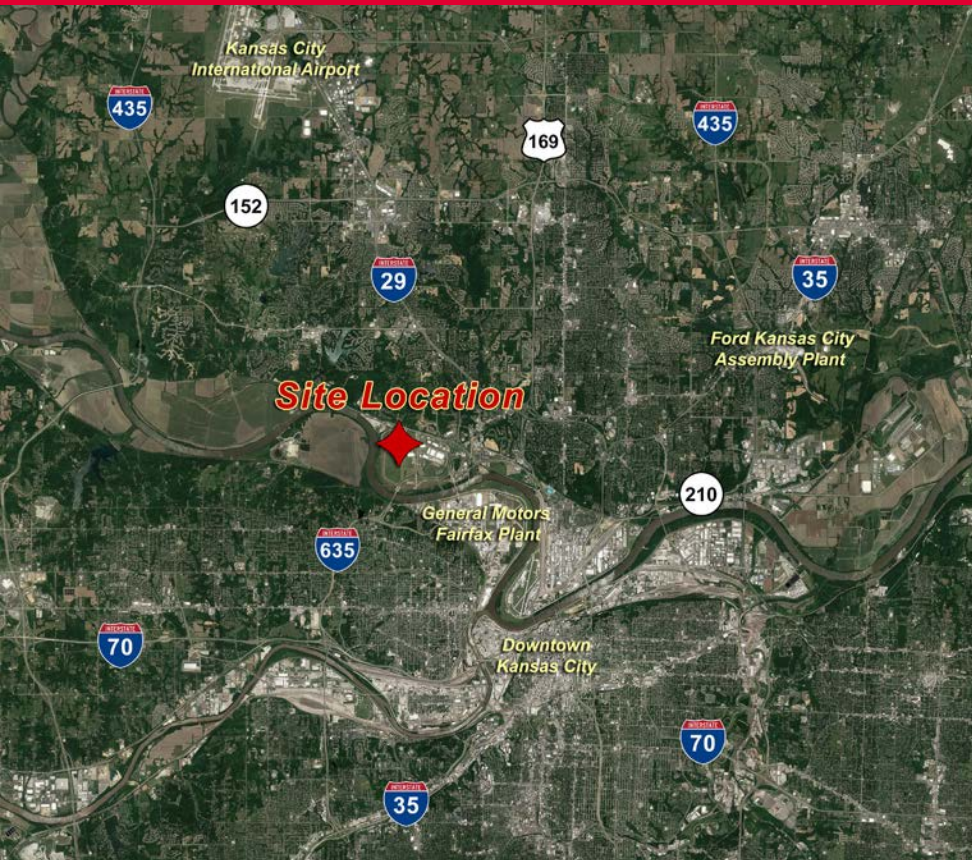
belgium
BUSINESS PARK



4300-4324 Belgium Blvd., Building 3, Riverside, MO



A Modern Design with Flexible Spaces Located in a Strategic Location



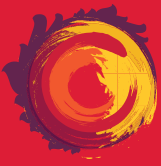
Currently Under Construction
Delivering for Occupancy August 18'

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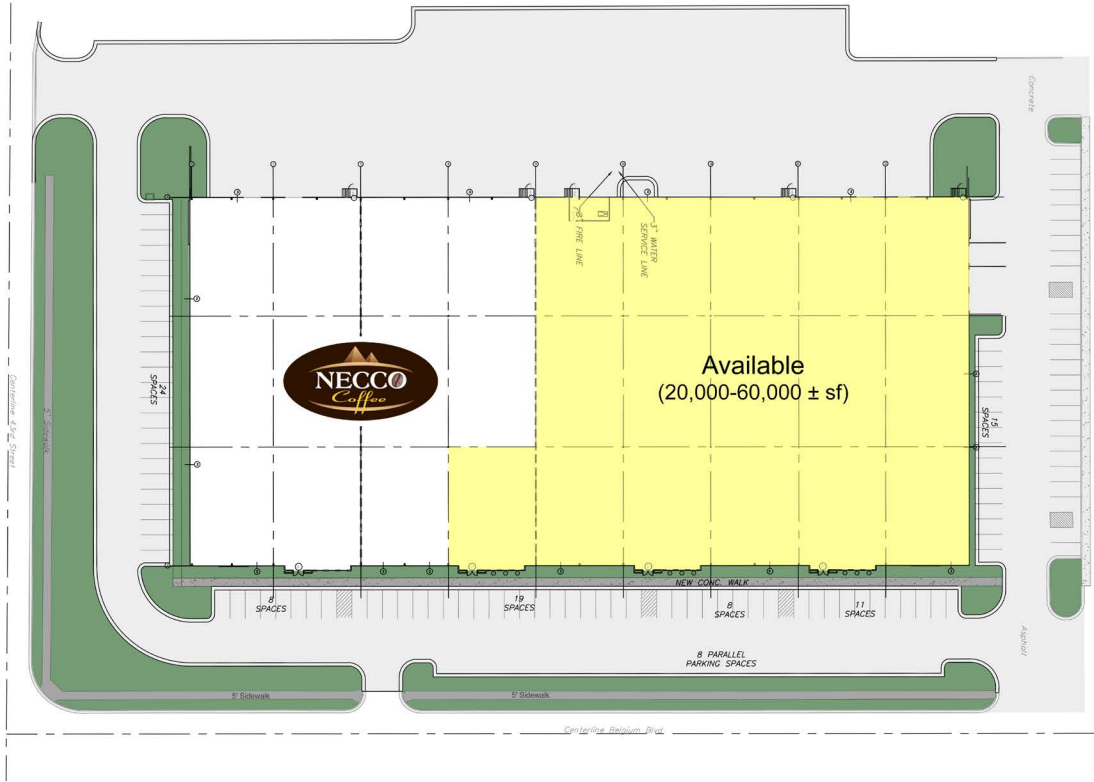
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Zimmer



Property Site Plan:



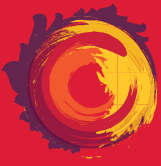
20,000 to 60,000 (±) Square Feet Available for Lease

Project Advantages:

- ◆ Among the most centralized locations within the Kansas City metropolitan area
- ◆ Excellent access to interchanges at I-635 and MO 9 Hwy.
- ◆ No KCMO Earnings Tax
- ◆ Within minutes of KCI Airport, Ford/GM auto assembly plants and Downtown Kansas City
- ◆ Leasing units of various sizes

Building Features:

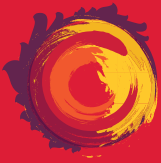
- ◆ 23' to 24' ceiling heights
- ◆ Professional office entrances with signage
- ◆ Rear dock-high loading doors
- ◆ Abundant auto parking
- ◆ ESFR sprinkler system
- ◆ Designed to serve mid-size tenants in need of modern industrial space
- ◆ \$5.50-\$5.75/sf NNN rental rate



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Building Specifications Summary:

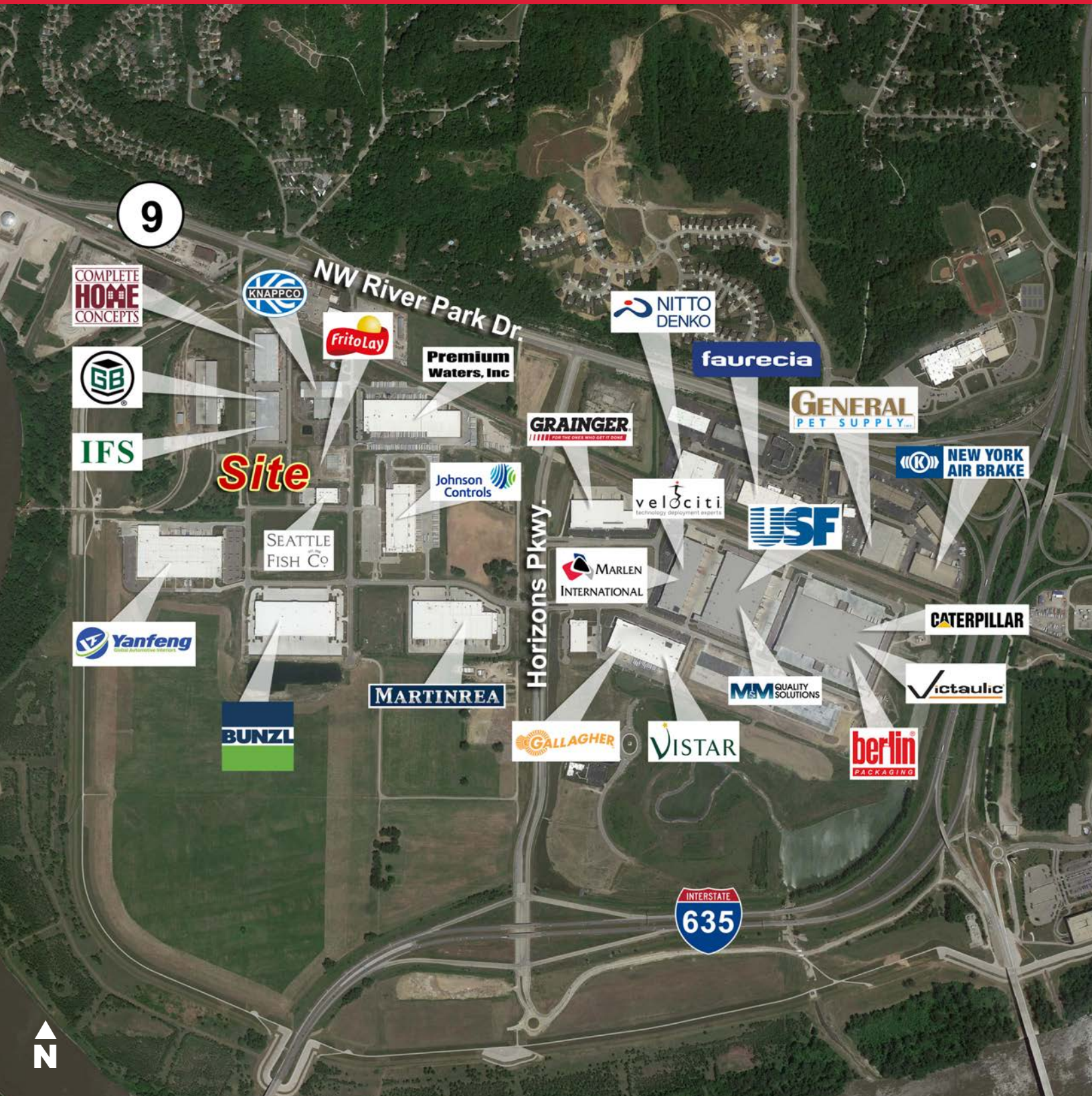
Address:	4300-4324 Belgium Blvd., Building 3, Riverside, MO
Land Area:	5.32 (±) acres located on the west side of Belgium Blvd. near Horizon Pkwy. interchanges at I-635 and MO 9 Hwy
Building Type:	98,767 (±) SF speculative, modern, Class-A, rear-loaded industrial building. Pre-engineered metal with 2" thick panels and stucco/rock exterior accents. 60,000 (±) sf available for lease.
Office Area:	Build-to-suit office
Building Dimensions:	460' length x 217'8" depth. Average bay size 51'8" x 217'8". See building plan
Column Spacing:	51'8" x 70' typical column spacing. See building plan
Ceiling Height:	23' minimum ceiling height; 24' maximum ceiling height
Roof Type:	Roof is 24 ga. silver metal panel with 6" fiberglass blanket insulation
Sprinkler System:	ESFR
HVAC:	4 ceiling mounted gas-fired unit heaters spread throughout the building
Floor Slab:	Floor is 6" unreinforced concrete on 4" rock base. Interior saw control joints are caulked
Loading:	Build-to-suite dock-high loading doors. Maximum of 2 doors per bay
Auto Parking:	(85) total auto parking stalls for building
Trailer Parking:	TBD. Some auto parking stalls could be repurposed as trailer parking stalls
Pavement:	Loading area (west side of building) is 10" thick concrete paving. Auto parking stalls are 6" asphalt paving and drive lanes are 8" asphalt paving
Pavement Dimensions:	Western loading area, 110' 3" concrete apron from curb to building
Lighting:	(1) 152-watt LED light fixture per bay (showing lights). Additional lighting per tenant specification
Water:	3" domestic water line to serve building. Water to run to the center mechanical room on the west side of building. See building plan
Power:	(2) 800A 480/277v switchgear panels for the building. 1200 Amp service will remain and can be split for 60,000 SF total vacancy (400 amps in 1 main switchgear panel and 800 amps in the other main switchgear panel)
Tax / Insurance :	Estimated property tax is \$1.12/sf and estimated property insurance is \$0.07/sf



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COMPLETE HOME CONCEPTS

GB

IFS

Site

KNAPPCO

FritoLay

Premium Waters, Inc

SEATTLE FISH CO

Johnson Controls

GRAINGER

NITTO DENKO

faurecia

GENERAL PET SUPPLY

NEW YORK AIR BRAKE

velociti

USF

MARLEN INTERNATIONAL

CATERPILLAR

Yanfeng

BUNZL

MARTINREA

GALLAGHER

VISTAR

MM QUALITY SOLUTIONS

Victaulic

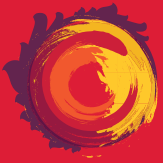
berlin PACKAGING

INTERSTATE 635



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Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



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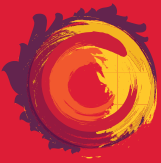


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Building Plan:

