



CLARION PARTNERS

For Lease



INTERMODAL BUSINESSCENTRE

LogisticsCentre VII (LC7)

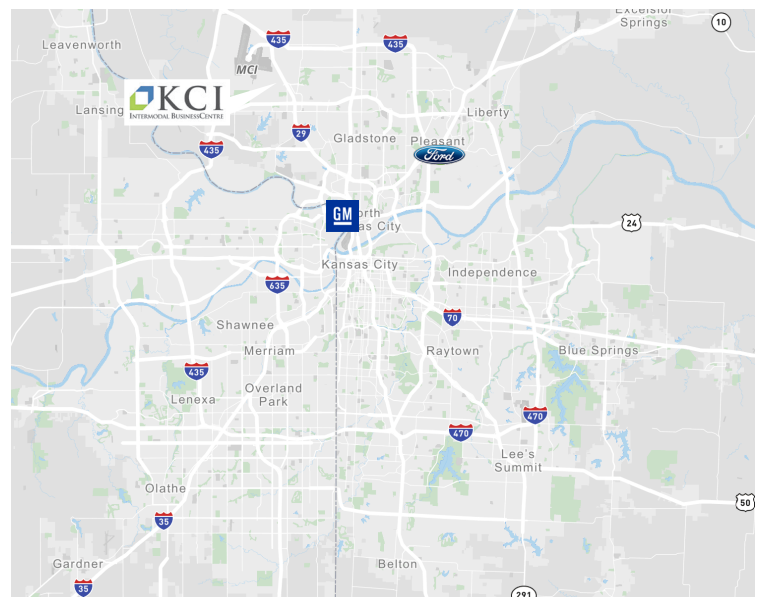
10410 NW Transcon Drive
Kansas City, MO 64153

219,320+/- Square Feet Available



BUILDING HIGHLIGHTS

- 216,320+/- SF available
- BTS office
- 32' clear height
- ESFR sprinkler system
- 48 dock high doors
- 2 drive-in ramped doors
- 260' x 52' typical bay spacing
- 62 trailer parking
- 226 car parking



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.

SUMMARY OF BASE BUILDING SPECIFICATIONS

Available Space

216,320± SF (Divisible to 43,680± SF)

Land Area

15.356± net usable acres

Clear Height & Floor

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

Column Spacing

52' x 50' typical (52' x 60' perimeter bays along the dock loading wall)

Dimensions/Configuration

The building is 260' depth x 832' length.

Loading

(48) dock positions (1:4,500+/- SF) with 9'x10' manually operated doors. (2) 12'x14' drive-in doors

Parking

(226) car parking positions available.

Lighting

LED light fixtures with motion sensors, providing an average 25 foot-candles of light at 36" above the finished floor over an open area.

Fire Protection

ESFR sprinkler system with 8" underground fire loop and four lead-ins and an electric-driven fire pump. Class I through IV commodities and plastics stored to a maximum height of 31'.

Electrical Service

800 amp, 277/480-volt, 3-phase, 4-wire, typical tenant service. Additional primary and secondary infrastructure is in place to support a heavy use tenant.

Gas/Water

Natural gas lines at 2 psig. 16" city water main w/ 4" line for domestic water service.

Telecommunications

100-pair telecom service is provided at the demarcation panel inside the

Trammell Crow Company



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KCI Intermodal BusinessCentre - LC7



- 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.

For More Information:

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