



CLARION PARTNERS

For Lease

KCI

INTERMODAL BUSINESS CENTRE

LogisticsCentre VIII (LC8)

9900 NW Global Avenue

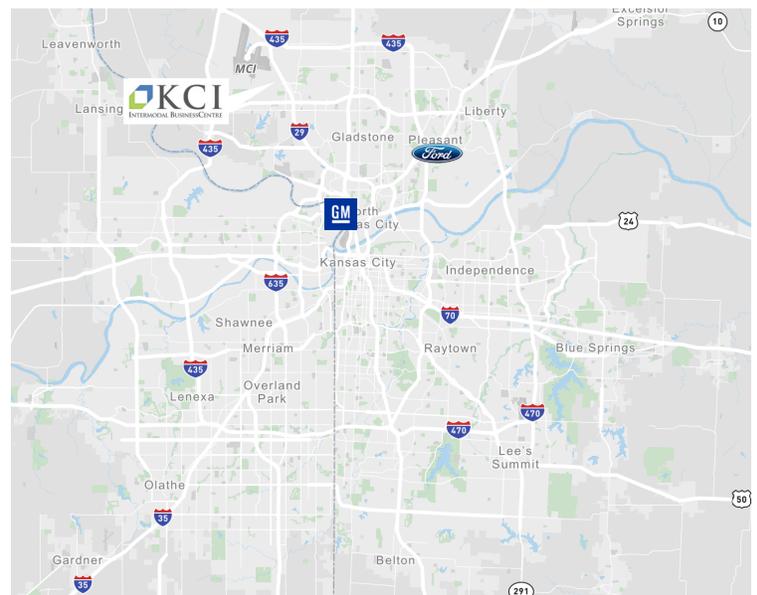
Kansas City, MO 64153

459,680+/- Square Feet Available



BUILDING HIGHLIGHTS

- 459,680+/- SF available
- Cross dock warehouse/distribution center
- 36' clear height
- ESFR sprinkler system
- 88 dock high doors
- 4 drive-in ramped doors
- 520' x 52' typical bay spacing
- 110 trailer parking
- 366 car parking

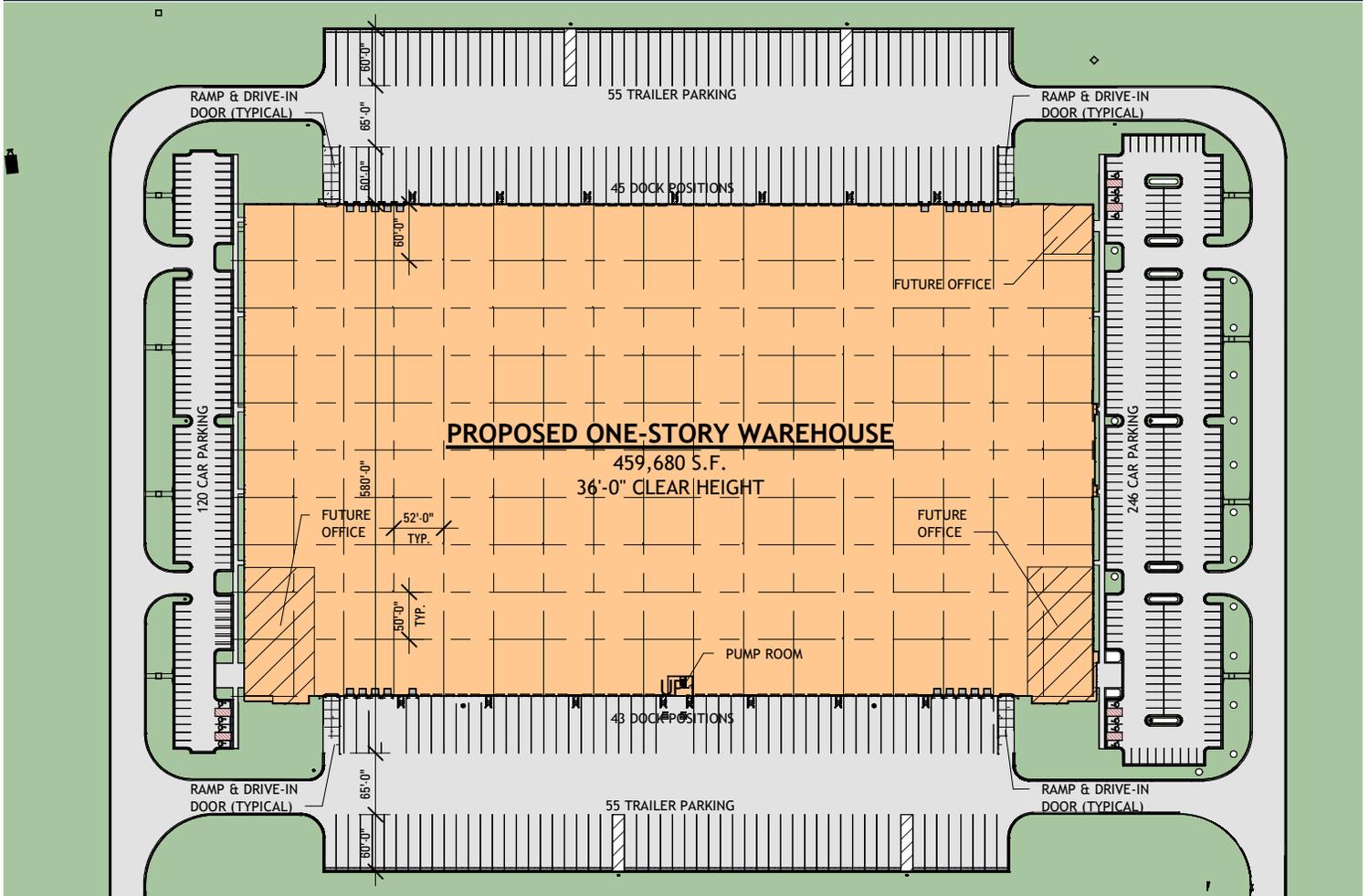


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KC Drive Time Map



For More Information:

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SUMMARY OF BASE BUILDING SPECIFICATIONS

Available Space

459,680± SF (Divisible to 43,680± SF)

Land Area

15.356± net usable acres

Clear Height & Floor

36' 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 520' depth x 884' length.

Loading

(88) dock positions (1:6,700+/- SF) with 9'x10' manually operated doors. (4) 12'x14' drive-in doors

Parking

(366) 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 10" 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 40'.

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. 12" city water main w/ 2" line for domestic water service.

Telecommunications

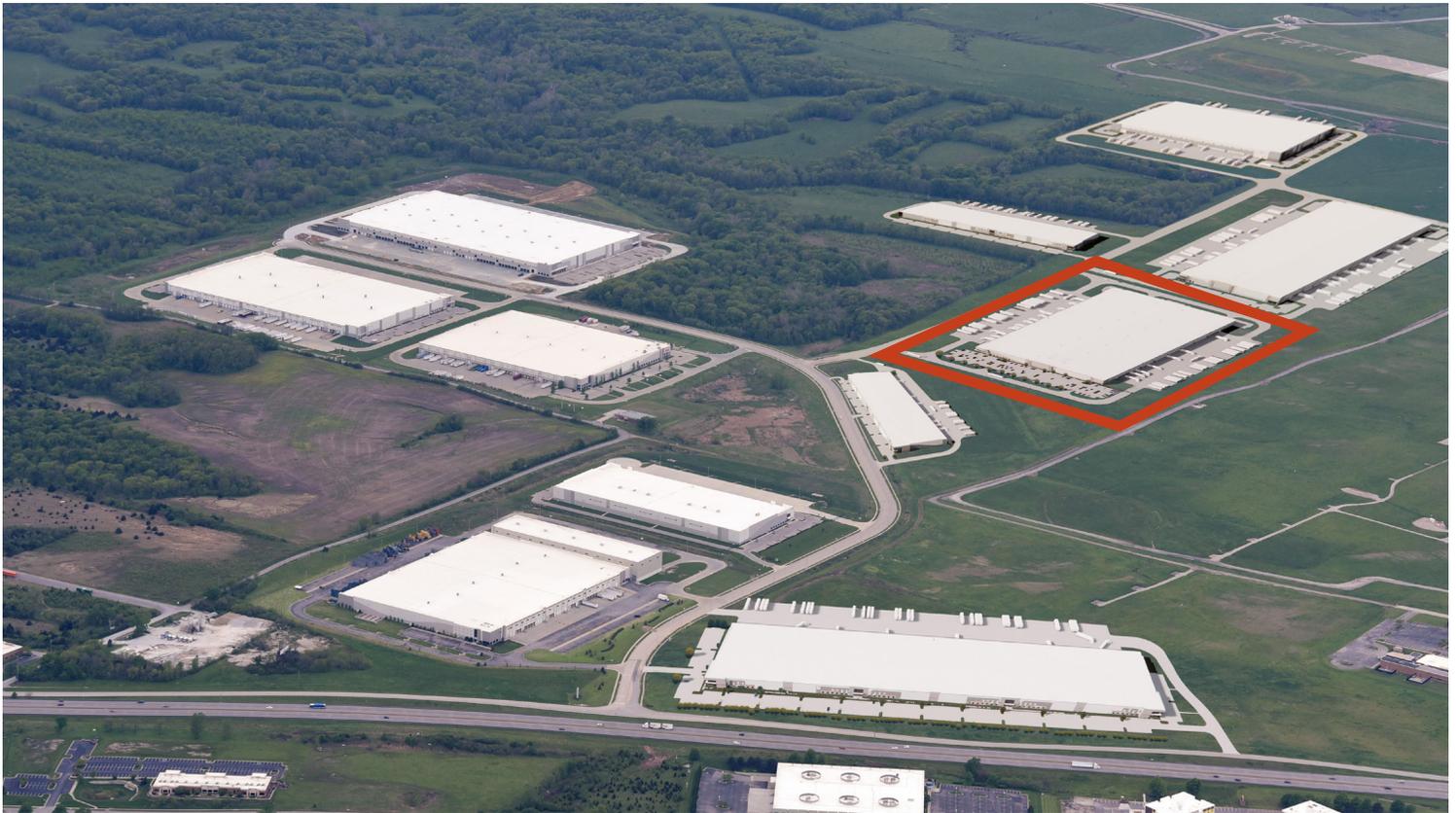
100-pair telecom service is provided at the demarcation panel inside the building's sprinkler/utility room.

Trammell Crow Company



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- 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.

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