

BLUE RIVER COMMERCE CENTER

BUILDING I
±243,353 SF AVAILABLE

I-49 & BANNISTER (95TH ST) / KANSAS CITY, MO / NEW CONSTRUCTION



NOT ACTUAL BUILDING

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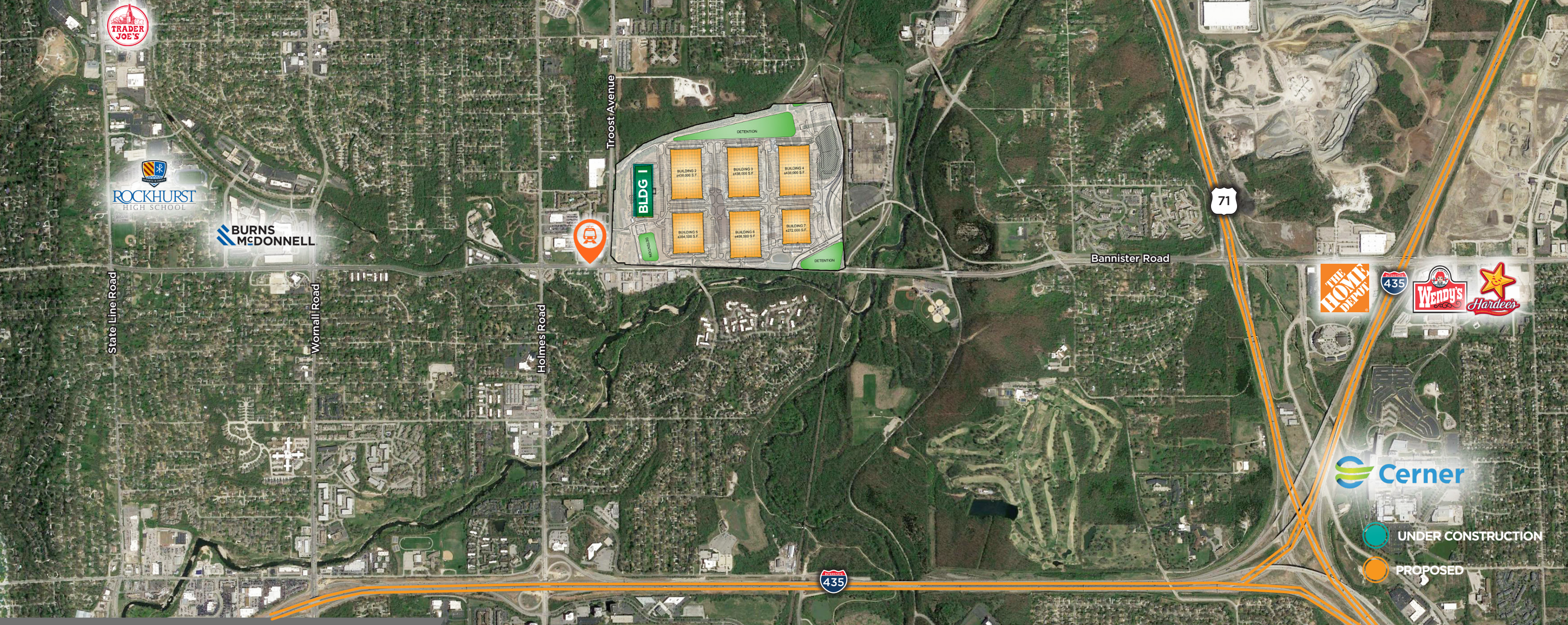
bmiles@northpointkc.com



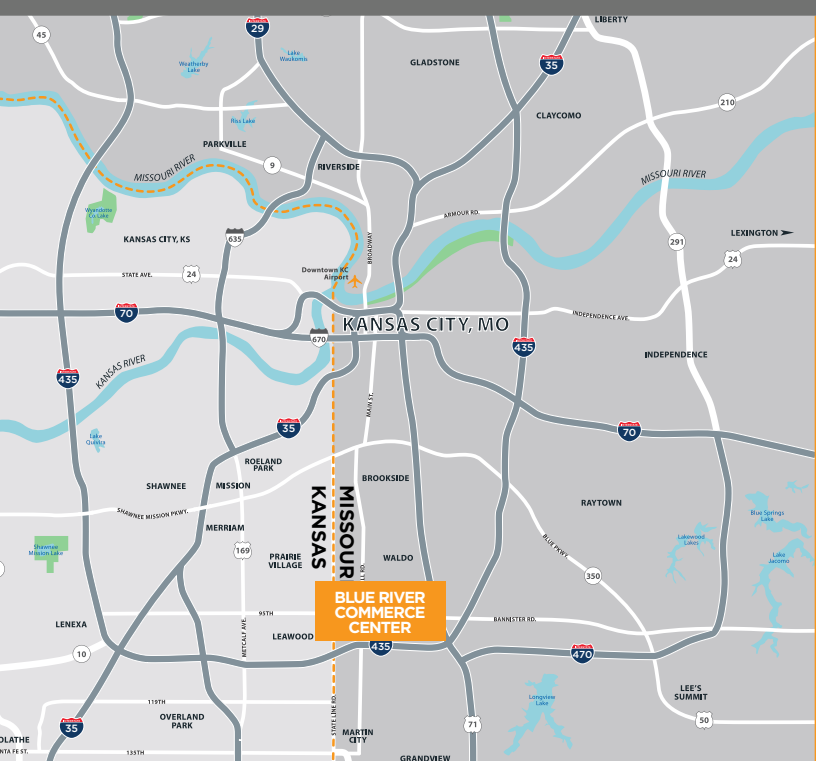
**CUSHMAN &
WAKEFIELD**



NorthPoint™
DEVELOPMENT



INSTANT CONNECTIVITY TO KC METRO



STRATEGICALLY LOCATED
with unparalleled and immediate
access to Interstate 435 & 71 Hwy



**TAX ABATEMENT IN PLACE
FOR 20 YEARS**—\$.10 psf fixed
for years 1-10; 50% abatement on
fixed schedule for years 11-20



**226 ACRES WITH 2.59 MILLION
SQUARE FEET** of projected
Class A industrial product



**ACCESS TO LARGE LABOR
POOL** capable of supporting
distribution operation

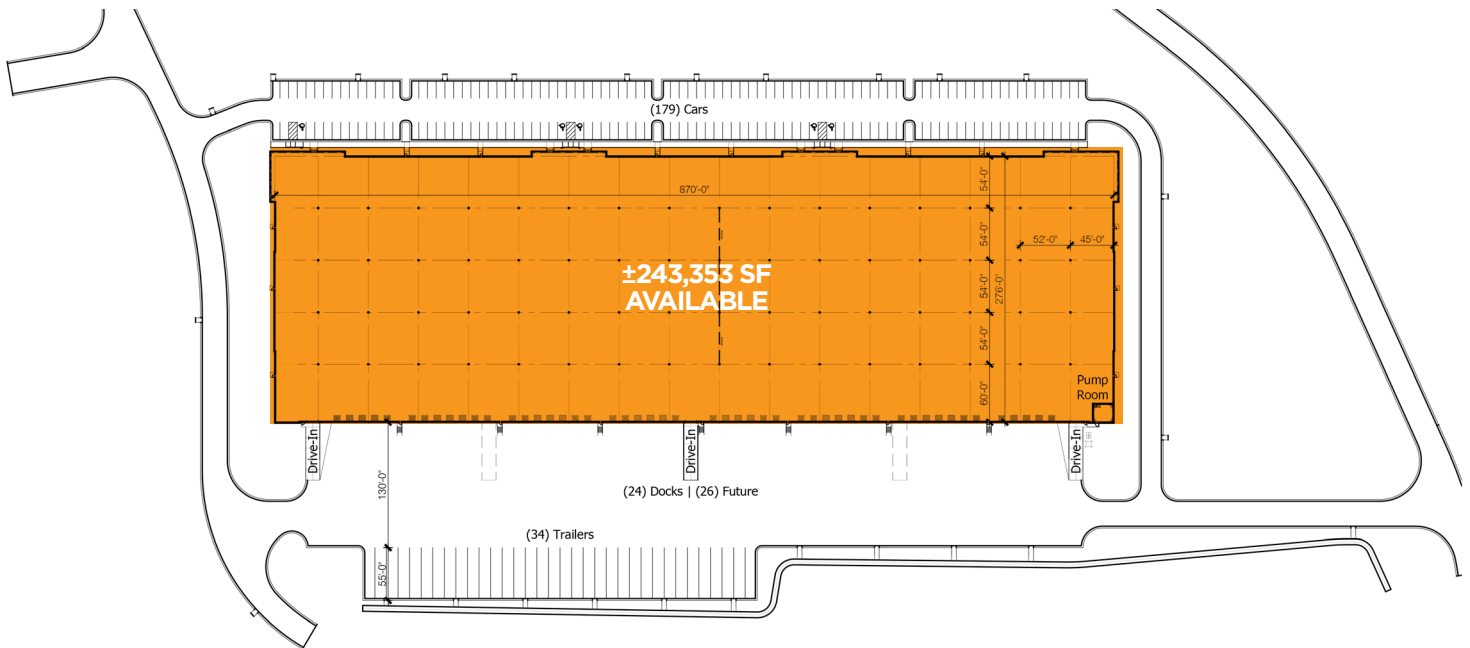


HIGHLY EXPERIENCED
landlord and developer with
extensive in-house resources

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±243,353 SQUARE FEET **±24** DOCK DOORS **±3** DRIVE INS **±179** CAR PARKING

LEASE RATE	\$4.60 PSF	DOCK DOORS	24 (EXPANDABLE BY 26)
TAXES	\$0.10 PSF	DRIVE-IN DOORS	3 (EXPANDABLE BY 2)
BUILDING SF	±243,353	TRAILER PARKING	34
AVAILABLE SF	±243,353	AUTO PARKING	±179 CARS
BUILDING DIMENSIONS	870' X 276'	FIRE PROTECTION	ESFR - K-17 K-22
COLUMN SPACING	54' X 52' COLUMNS 54' X 60' SPEED BAYS	LIGHTING	LED, 30 FC IN WAREHOUSE SITE FULLY LIT
CLEAR HEIGHT	36'	CONSTRUCTION	CONCRETE TILT-WALL



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