

For Lease

Congress Logistics Center
Kansas City, MO



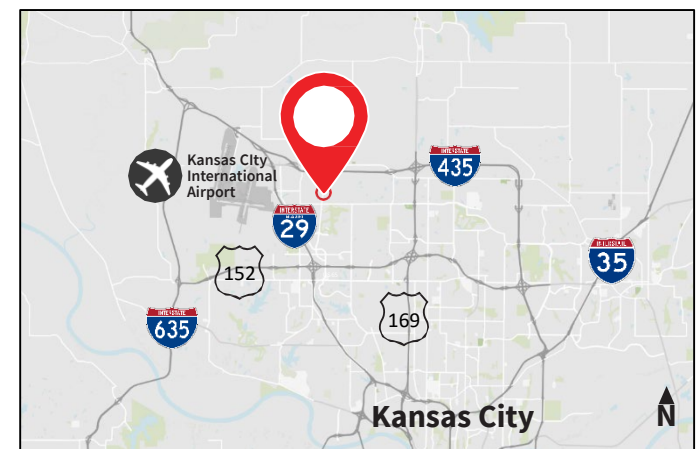
Congress Logistics Center 634

11440 N. Airworld Drive, Kansas City, MO 64153

New High-Cube, Industrial Space Available

- Availability: 634,344 SF (divisible), delivering Q2 2021
- 36' clear height
- 7" SOG, reinforced at construction and control joints
- Insulated tilt wall
- 63 (1/10,000 SF) dock doors (expandable), all equipped with levelers, bumpers and seals
- 4 drive-in doors
- Power: 3,000 amps
- LED lighting
- On-site trailer storage
- Four separate entrances
- Located < 1 mile from Kansas City International Airport

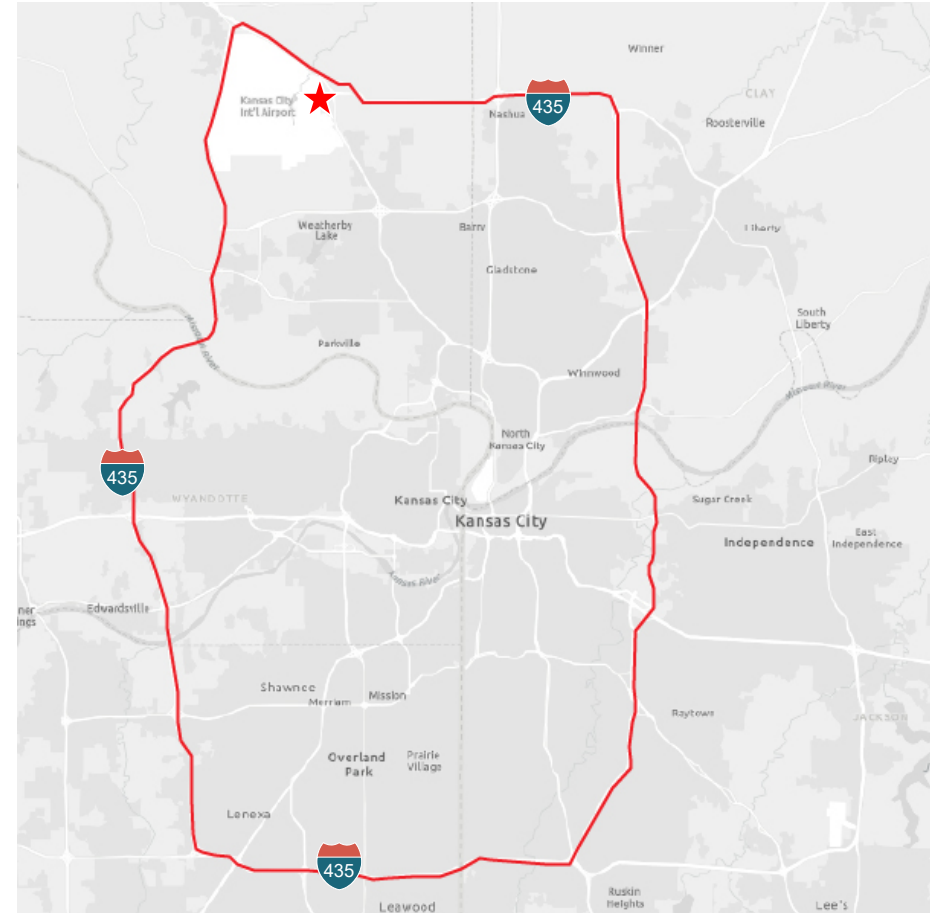
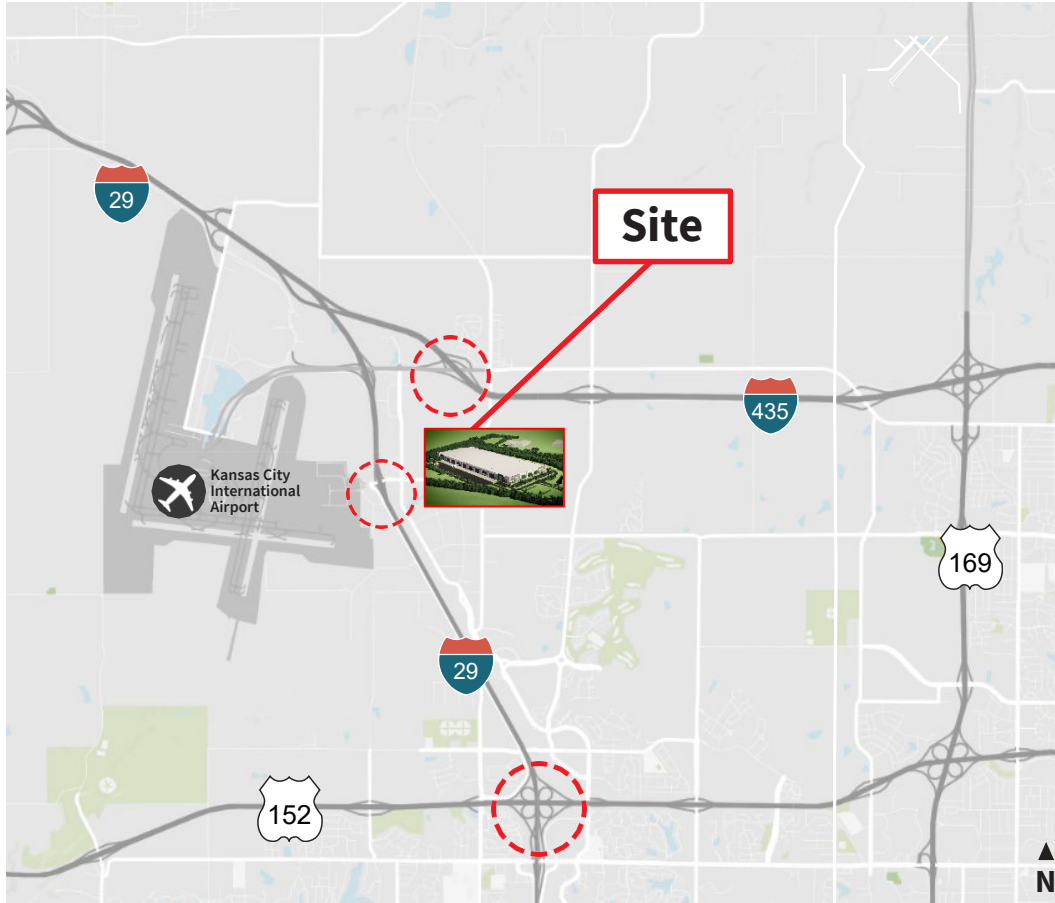
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Property & Location



Location Overview



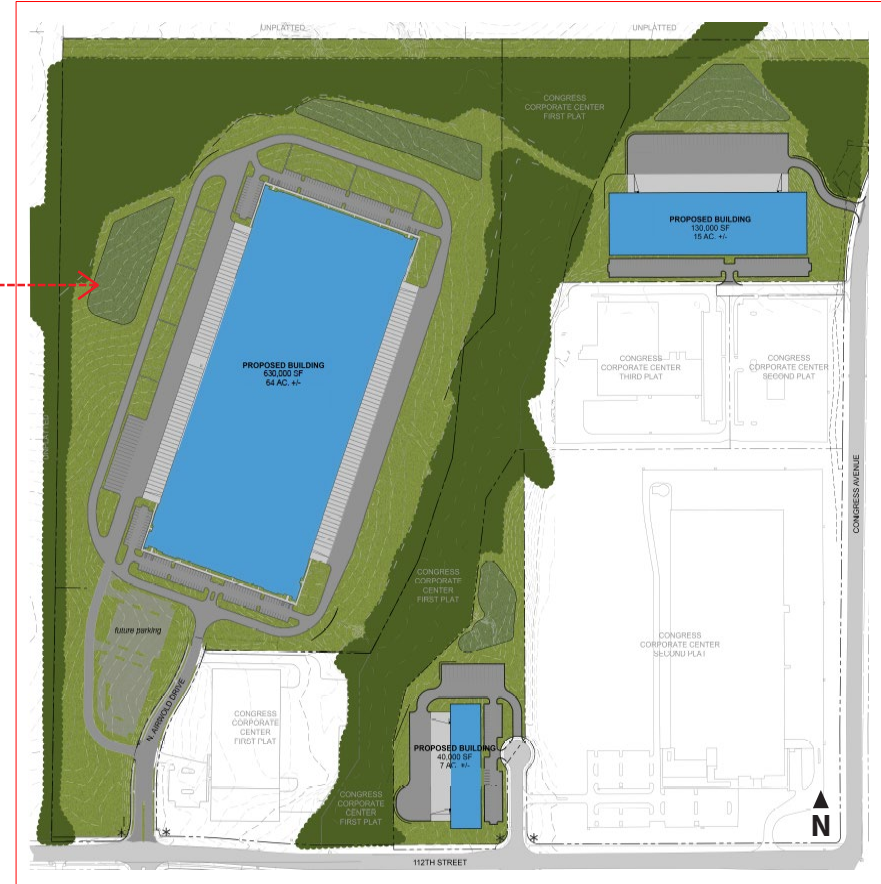
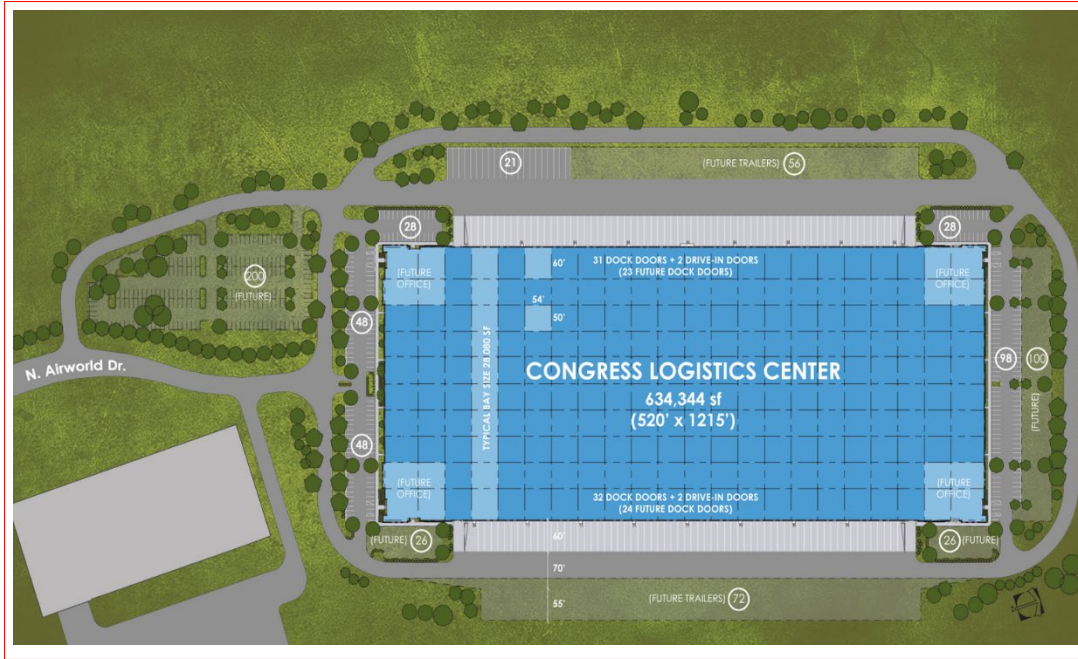
Notable Drive Times:  3 Minutes  3 Minutes  16 Minutes  16 Minutes

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Development Plans



Building Specifications

Building Size:	634,344 SF (Building 1)	Power:	3,000 amps
Total Acreage:	65 acresite	Office:	BTS
Car Parking:	250 stalls (expandable)	Heating:	Direct Gas-Fire Units
Trailer Parking:	21 stalls (expandable)	Roof:	R-30, 60 mil, TPO – 20 YR Warranty
Clear Height:	36'	Bay Spacing:	54' x 50'
Dock Doors:	63 (expandable)	Truck Court:	130'
Drive-in Doors:	4	Fire Suppression:	ESFR

Lease Rate:	\$4.20 NNN
Taxes:	Fixed liability for 16 years, years 1-7 \$0.14/SF
CAM:	\$0.25/SF
Insurance:	\$0.08/SF

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Why Kansas City?



12 HOUR DISTRIBUTION COVERAGE



Central US location

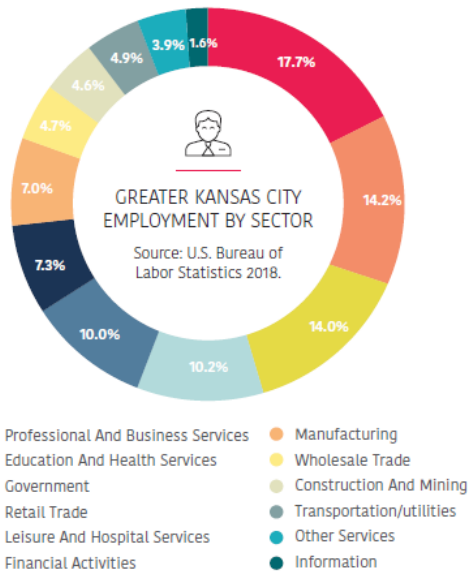
Kansas City is a globally connected community and one of the nation's hotspots for supply chain and logistics distribution. An ideal location for ecommerce with the ability to reach 85% of the US in two days or less.

- Highly-connected interstate highway system, rail served by four Class I railroads with intermodal hubs, international airport and Foreign Trade Zone (FTZ).

Congress Logistics Center is located within one mile of Kansas City International Airport with the new 1 million square foot terminal delivering by 2023. KCI moves more air cargo than any air center in the six-state region. The new terminal will support more efficient air cargo movement as KCI ranks as one of the top locations for air cargo and distribution in the US.

Major freight distribution markets within 12 hours:

- Omaha, St. Louis, Oklahoma City, Dallas, Memphis, Nashville, Louisville, Indianapolis, Chicago, Milwaukee, Minneapolis, Denver



Work here

- A concentration of highly educated labor force of more than 1 million people live in Kansas City. 37% of the metro area population has a four-year degree, in comparison to 32% of the national average.
- This concentration of dynamic workers means Kansas City offers an exceptional labor pool and is an indicator of the high quality of life enjoyed by its residents.
- Headquarters for Fortune 500 companies & industries including financial services, data centers, agbioscience, ecommerce, logistics and advanced manufacturing.

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