

FOR LEASE

# EXECUTIVE PARK LOGISTICS CENTER

I-435 & FRONT STREET | KANSAS CITY, MO



## PROPERTY HIGHLIGHTS

- Great highway visibility and accessibility
- Tax Abatement
  - 100% for Years 1-10
  - 50% for Years 11-15
- Opportunity Zone
- Available Q1 2021
- Significant Trailer Storage Available
- Lease Rate: \$4.40 to \$4.95 NNN

### FOR INFORMATION CONTACT:

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**CBRE**

# FLOOR PLANS



# PROPERTY DETAILS

## BUILDING 1

Location:	1860 N Corrington Kansas City, MO 64120
Total Building Size:	132,465 Sq. Ft.
Available Space:	132,465 Sq. Ft.
Divisible:	66,233 Sq. Ft.
Office Size:	BTS
Zoning:	M3-5 Planned General
Column Spacing:	51' Wide x 50' Deep; 50' x 60' Speed Bays
Clear Height:	32'
Loading:	42 Docks, 4 Drive In (12'x14')
Car Parking:	145 Spaces
Trailer Parking:	Possible
Floor Thickness:	6" Reinforced
Fire Protection:	ESFR
Lighting:	LED
Roofing:	TPO
Electrical Service:	1600 amp 277/480 volt service
Warehouse Heighting:	Gas Fired Unit Heaters
Utilities:	Electric - Evergy Gas - Spire Sewer - City of KCMO Water - City of KCMO
Annual Rental Rate:	\$4.40-\$4.95/Sq. Ft. NNN
Net Charges:	Property Taxes - \$0.00 Sq. Ft. Insurance - \$0.10 Sq. Ft. CAM - \$0.44 Sq. Ft. Total Net Charges - \$.54 Sq. Ft.

## BUILDING 2

Location:	1898 N Corrington Kansas City, MO 64120
Total Building Size:	263,990 Sq. Ft.
Available Space:	263,990 Sq. Ft.
Divisible:	30,750 Sq. Ft.
Office Size:	BTS
Zoning:	M3-5 Planned General
Column Spacing:	57' Wide x 50' Deep; 50' x 60' Speed Bays
Clear Height:	32'
Loading:	89 Docks, 4 Drive In (12'x14')
Car Parking:	108 Spaces
Trailer Parking:	Possible
Floor Thickness:	6" Reinforced
Fire Protection:	ESFR
Lighting:	LED
Roofing:	TPO
Electrical Service:	3000 amp 277/480 volt service
Warehouse Heighting:	Gas Fired Unit Heaters
Utilities:	Electric - Evergy Gas - Spire Sewer - City of KCMO Water - City of KCMO
Annual Rental Rate:	\$4.40-\$4.95/Sq. Ft. NNN
Net Charges:	Property Taxes - \$0.00 Sq. Ft. Insurance - \$0.10 Sq. Ft. CAM - \$0.44 Sq. Ft. Total Net Charges - \$.54 Sq. Ft.



**EXECUTIVE PARK**  
LOGISTICS CENTER

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## MORE INFO

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