



Colliers

Accelerating success.

Heartland Cold Storage Logistics Center

Liberty, Missouri

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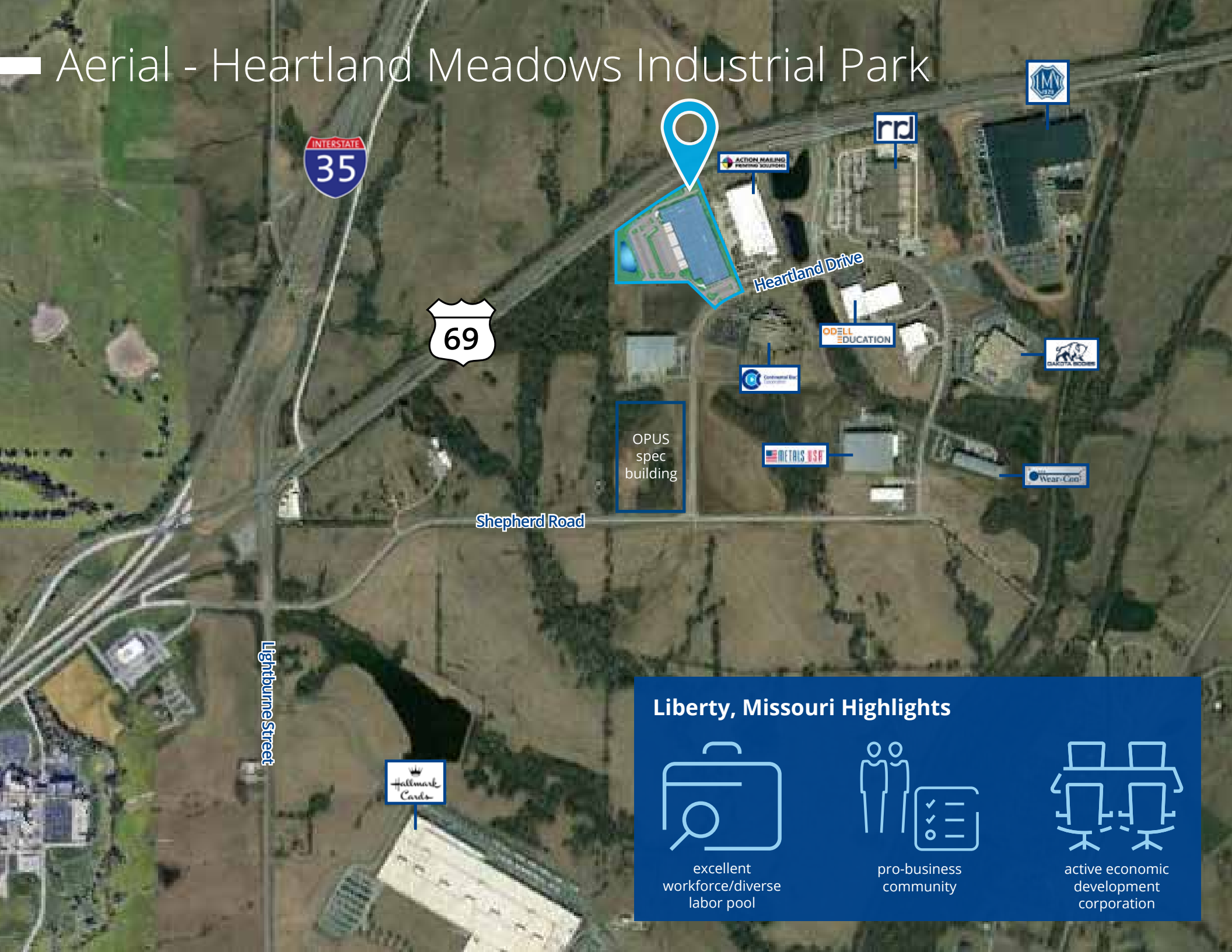
Heartland Cold Storage Logistics Center

Building Size	167,575 SF
Available Space	167,575 SF
Minimum Divisibility	40,000± SF
Office	Build-to-Suit
Column Spacing	50'x52' with 60' speed bay
Clear Height	32'
Land	13.21 acres
Additional Land	Available adjacent to accommodate additional 80,000 SF building
Walls	Insulated concrete
Roof	60 mil TPO with 20-yr warranty (R-20), 17lb per SF dead load capacity to handle IMP/refrigeration loads
Floor	TBD based on tenant's specs, slab to remain un-poured for ultimate cooler/freezer flexibility
Dock Doors	22 docks (10'x10'); insulated (R14)
Dock Equipment	TBD based on Tenant's specs - can accommodate vertical levelers for continuous cold chain
Drive-In Doors	2
Cooling/Refrigeration	TBD based on Tenant's specs
Pallet Positions/Racking	Up to 16,000 pallet positions; racking plan available
Trailer Storage	29 stalls
Parking	208 striped spaces/45 future planned spaces if needed
Fire Suppression	ESFR (K17 heads)
Heating	High efficiency MAU's
Electrical Service	3,000 amps/480v/3ph

Lighting	LED
Truck Court	130' with 60' concrete apron
Lease Rate	\$5.50/SF, NNN
Operating Expenses	Taxes: \$.27/SF (90% tax abatement for 10 years; Fixed PILOT) Insurance: \$.10 CAM: \$.45



Aerial - Heartland Meadows Industrial Park



Liberty, Missouri Highlights



excellent
workforce/diverse
labor pool



pro-business
community



active economic
development
corporation

The Kansas City Advantage

abundant real estate | available land | dynamic workforce | low operating costs | efficient utilities | fiber infrastructure



2 days or less from
KC to 85% of the U.S.

Why Kansas City

- > #1 in USA in industrial transaction growth
- > Ecommerce firms can start operations faster than in most cities
- > Foreign Trade Zone (FTZ) has more space than any other U.S. city
- > #2 auto hub for manufacturing and assembly in USA
- > More than 150,000 manufacturing and logistics employees

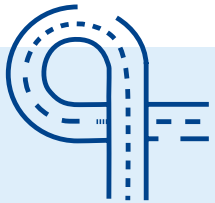


The Kansas City Advantage

logistically connected | supply-chain centered | four intermodal parks | foreign trade zone | cost efficient | centrally located

Food & Beverage Logistics Hub

- > One of the largest and fastest growing food and beverage logistics hubs in the U.S.
- > Located in the heart of the country's agricultural region
- > One of the best places for food and beverage production, ingredient manufacturing, cold storage and other food related supply chain activities
- > Cost efficient product distribution, reaching 85% of the U.S. population in two days
- > Easy access to five Class I railroads and four major interstates support Kansas City's rank as the #1 rail center in the U.S. by tonnage and #3 truck center
- > Ranked #8 among the Top 50 Food and Manufacturing markets in the U.S. for 3-year job growth
- > Kansas City International Airport moves more air cargo annually than any air center in a six-state region



30%

more interstate miles per capita than any other city



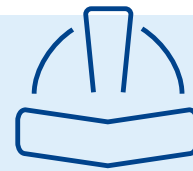
5

class 1 rail lines



45M SF

of industrial space built since 2012



7M SF

of spec currently under construction



WORKFORCE

skilled and available



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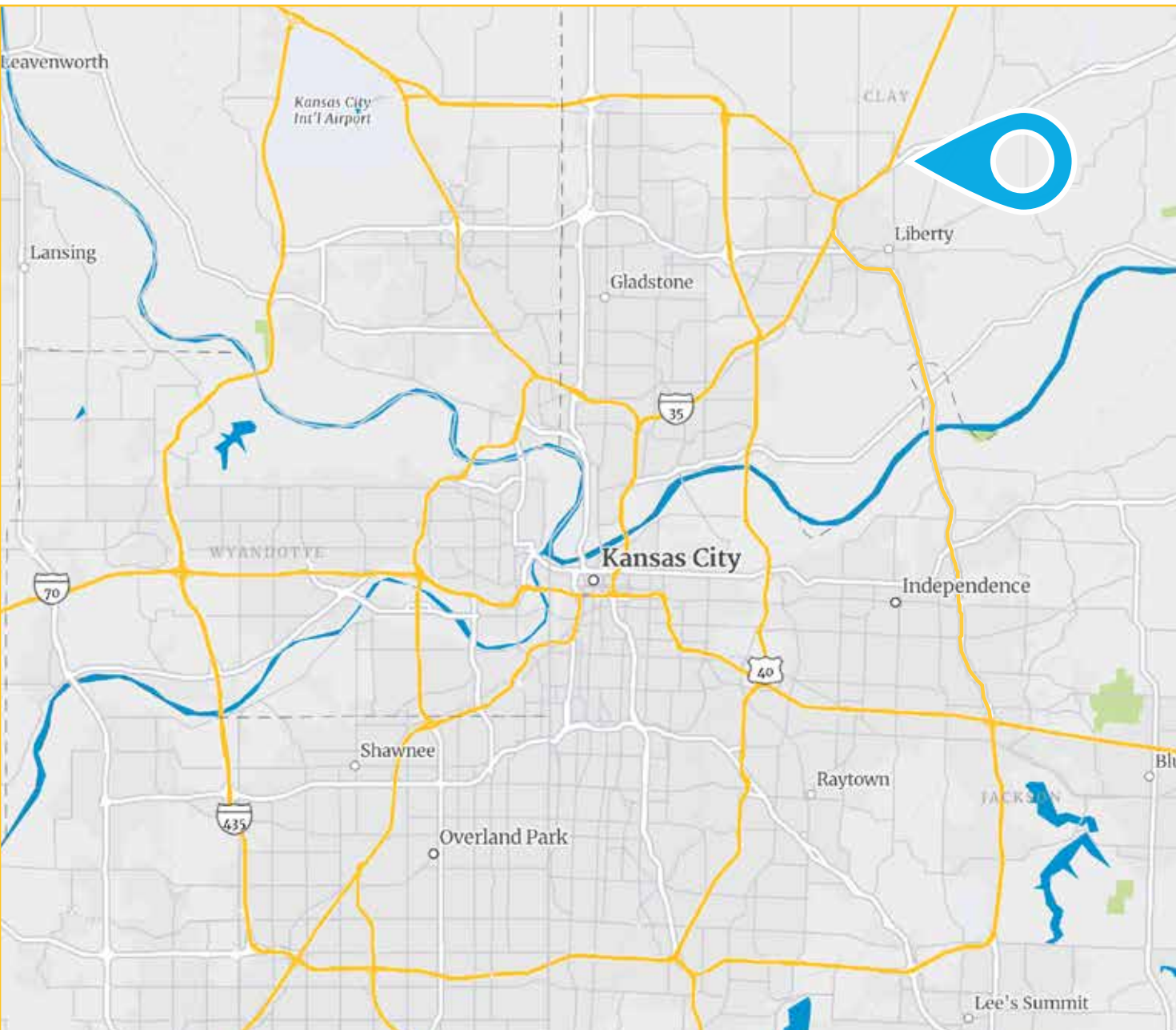
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