

Heartland Logistics Park

BUILDING 1 • 272,882 SF • FOR LEASE

24525 W 43RD STREET | SHAWNEE, KANSAS



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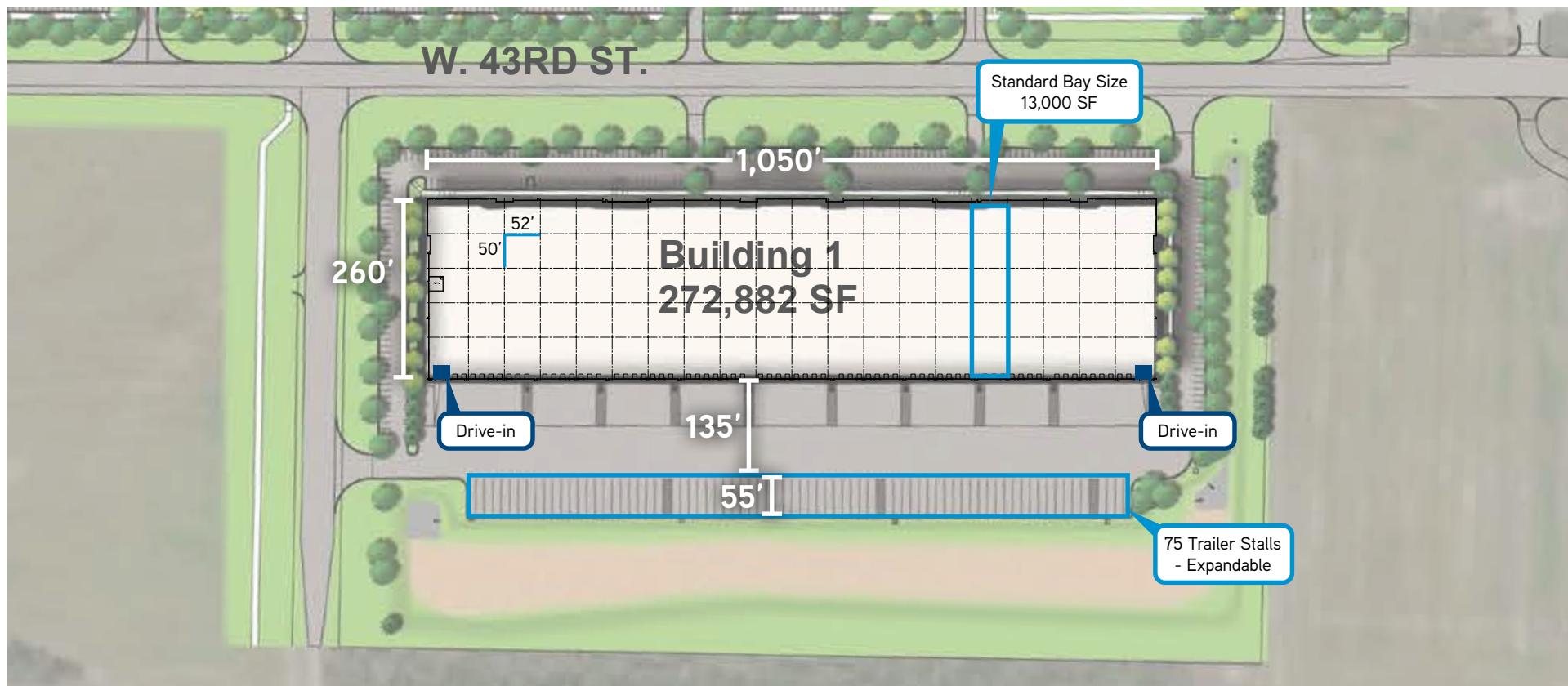
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Site Plan

Building	SF	Lot Size (Acres)	Status
1	272,882	23.1	Under Construction
2	192,000	20.6	Proposed
3	940,000	58.0	Proposed
4	504,000	39.9	Proposed





Building 1 Features

Building Size	272,882 SF
Minimum Tenant Size	52,000 SF (13,000 SF bay size)
Clear Height	32'
Drive-In Doors	2
Dock Doors	27 - 9'x10' doors with 6'x8' 45,000 lb mechanical levelers, bumpers and dock seals; additional dock doors can be added
Column Spacing	50'x52' typical with 60' speed bays
Auto Parking	249 parking spaces; additional 37 deferred stalls
Trailer Parking	75 stalls (expandable for additional trailer parking/storage)
Office	BTS
Fire Sprinkler	ESFR
Electric	2000 amp, 277/480V 3-phase, rough-ins for 4 future 277/480V

Warehouse Lighting	TBD
Floor Slab	7" non-reinforced concrete
Roof	45 mil TPO with R-20 insulation
Walls	Concrete tilt walls
Warehouse Heat	Cambridge - make up air
Zoning	PI - flexible uses allowed (manufacturing, cold storage, outdoor storage)
Location	Excellent access to K7, I-70, I-35
Base Rental Rate	\$4.25 - \$4.75 NNN
Estimated Operating Expenses	Taxes - \$0.37 PSF (fixed pilot for 10 years) Insurance - \$0.08 PSF CAM - \$0.30 PSF
Available	Q4 2020
Video	Click here

Property Highlights

PROXIMITY TO DISTRIBUTION HUBS

United States Postal Service	21.6 miles
FedEx Ground Hub	5.8 miles
FedEx SmartPost	16.4 miles
FedEx Ground Hub	16.8 miles
FedEx Freight	6.1 miles
FedEx Air Cargo	29.3 miles
FedEx Ground Hub	33.2 miles
UPS Ground Hub	14.3 miles
UPS Ground Hub	24.3 miles
UPS Air Cargo	26.3 miles

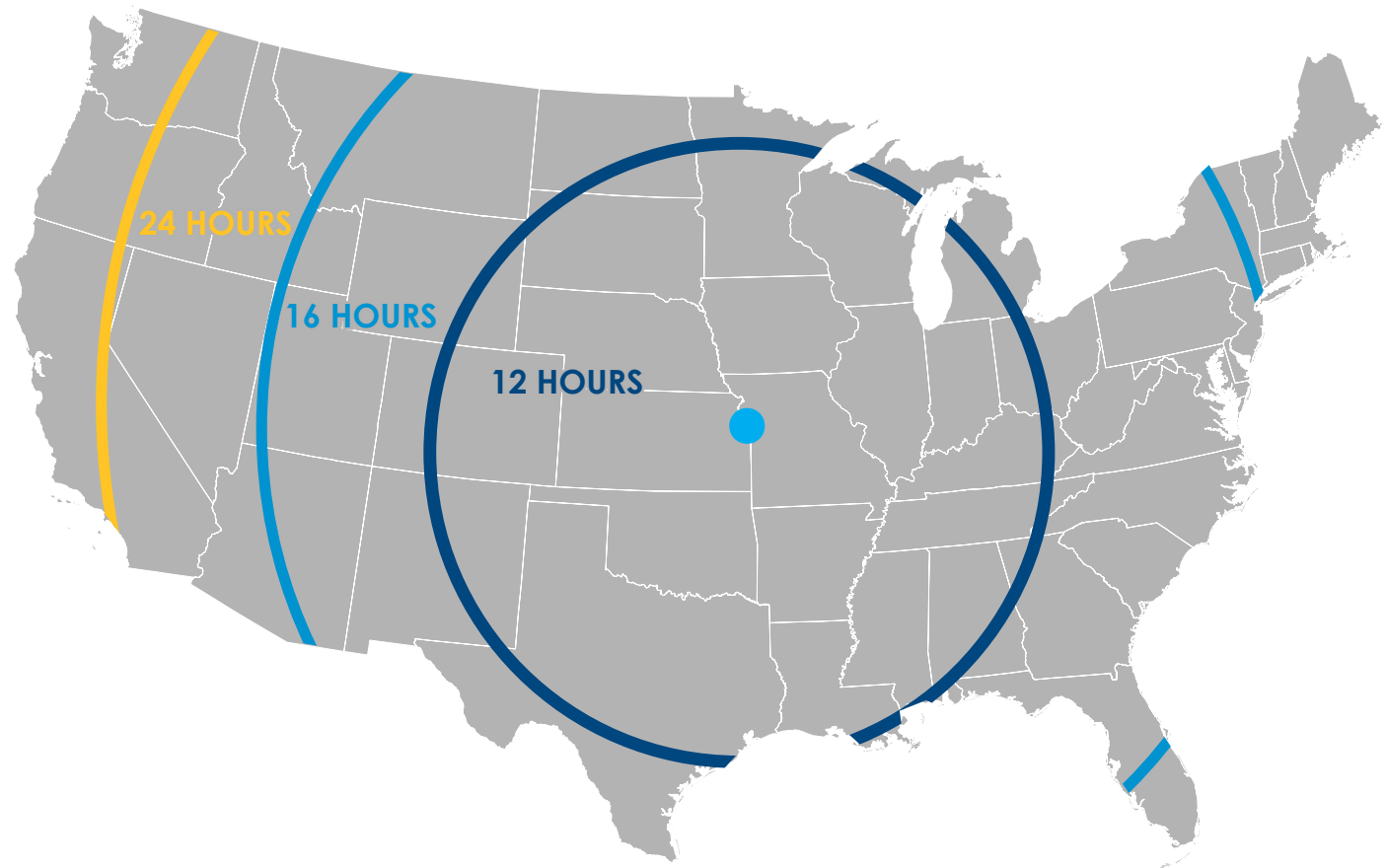
PROXIMITY TO INTERMODAL TRANSPORTATION

LPKC (BNSF Intermodal)	23.7 miles
KCS CenterPoint Intermodal	33.0 miles
Norfolk Southern (rail)	33.9 miles
KCI Intermodal	29.2 miles

INTERSTATE ACCESS

Interstate 70	3.4 miles
Interstate 435	4.4 miles
Interstate 35	13.6 miles

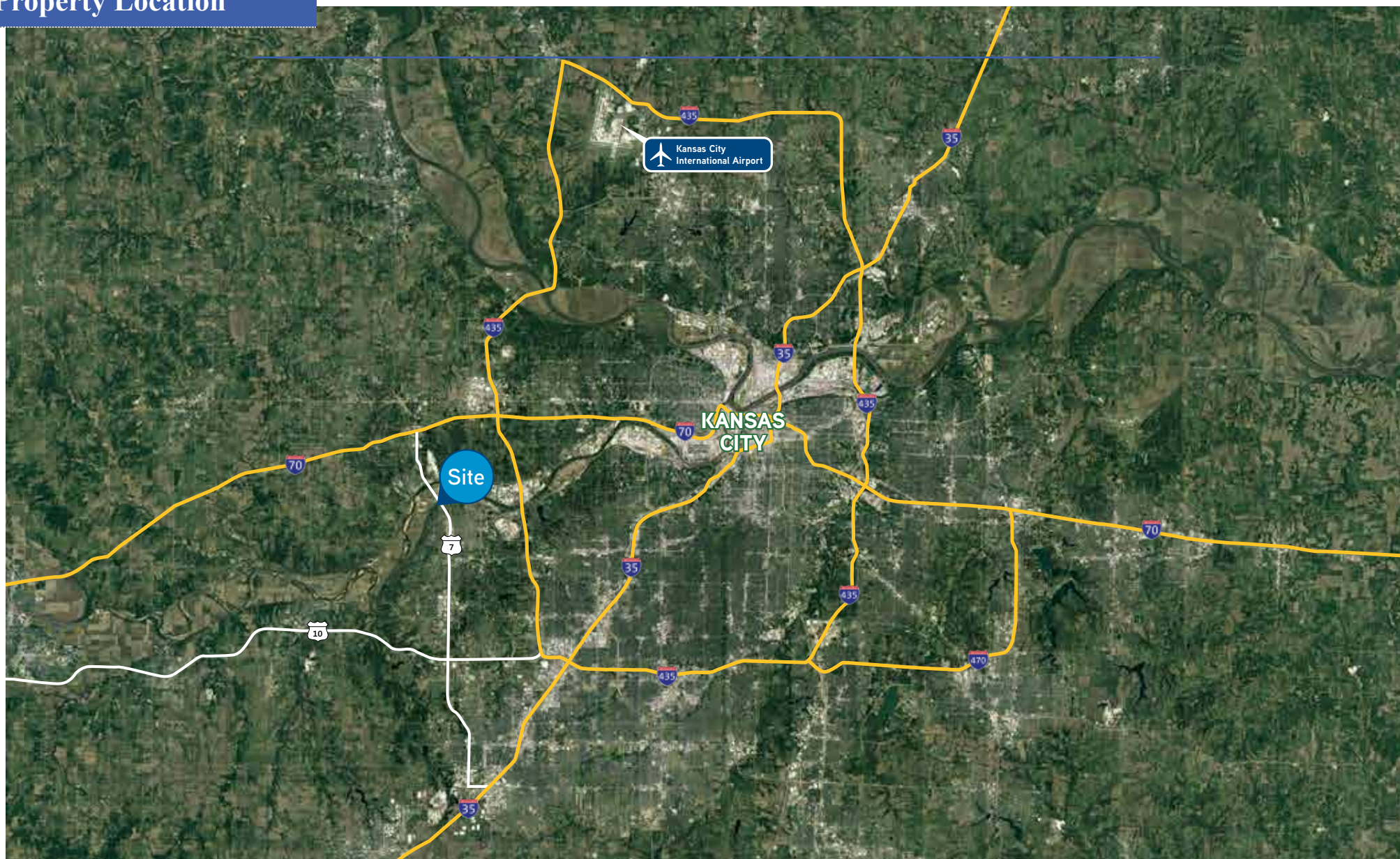
ESTIMATED DRIVE TIMES



KANSAS CITY DISTRIBUTION HIGHLIGHTS

Kansas City continues to be a thriving industrial market as a result of its geographically-centralized location, superior infrastructure and business-friendly Foreign Trade Zone program. Home to the largest rail center in the United States by tonnage, Kansas City is ideally located at the crossroads of the east-to-west corridor and the route from Mexico to Canada. Area infrastructure and multiple intermodal facilities continue to spur development activity within the market. Four interstate systems converge upon Kansas City, resulting in more freeway-lane miles per capita than any other U.S. city, while allowing goods to be delivered to **85% of the nation's population within two days.**

Property Location



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