

478,295 SF FOR LEASE HMBC LOGISTICS IV

AVAILABLE Q4 2021

HMBC LOGISTICS IV
N ARLINGTON AVENUE
KANSAS CITY, MO 64161

A HUNT MIDWEST DEVELOPMENT



FOR LEASE

UP TO 478,295 SF WITH ADDITIONAL PARKING AND/OR TRAILER STORAGE



FOR MORE
INFORMATION:

AUSTIN BAIER
FIRST VICE PRESIDENT
816-756-3535

MIKE MITCHELSON
SENIOR VICE PRESIDENT
816-968-5807



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BUILDING HIGHLIGHTS

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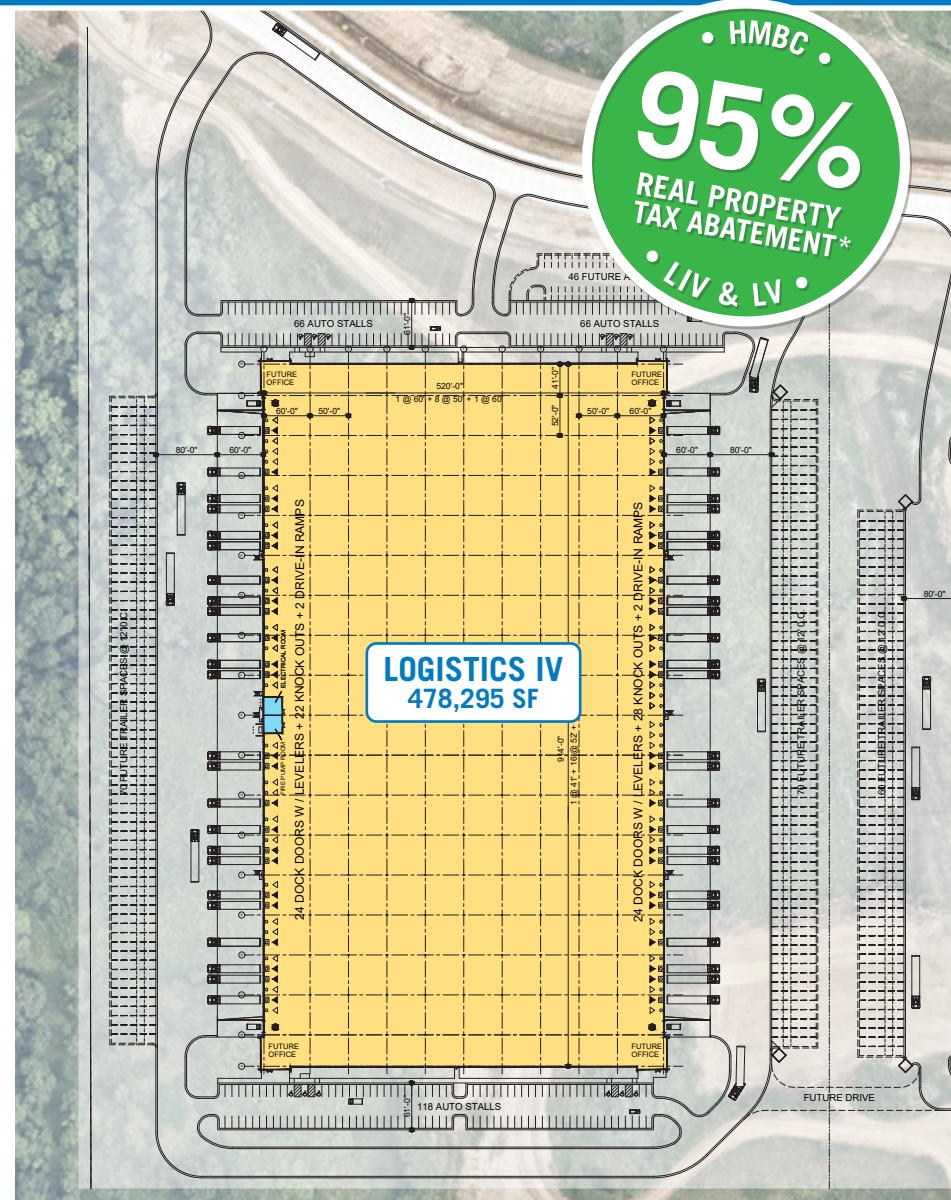
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BUILDING SPECS

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- BUILDING TYPE:** Insulated precast with structural steel frame (R9.5)
Solarban 60 - Solar Central Low-E Glass
- BUILDING SIZE:** Approximately 478,295 square feet
- BUILDING DIMENSIONS:** 520' deep x 915' wide
- COLUMN SPACING:** 50' deep x 52' wide typical
Staging bays are 60' deep
- CLEAR HEIGHT:** 36 feet minimum, 37.5 feet maximum, measured 6" inside the first column line of the staging bays
- ROOF:** 60 Mil TPO single-ply white membrane, mechanically fastened with:
- Slope 1/4" per foot
 - 22 gauge B-deck, welded
 - R-24 insulation for all roofing areas
 - 20-year manufacturer's warranty
 - Exterior gutter and downspouts (no internal roof drainage)
 - Downspouts to outfall into truck courts
- BUILDING FLOOR SLAB:** 7" thick, 4,000 psi concrete typical floor flatness of FF 25 minimum. Floor levelness of FL 20 minimum.
- FLOOR SEALER:** Ashford
- DRIVE-IN DOORS:** Four (4) 12' x 14' drive-in doors
- DOCK DOORS & EQUIPMENT:** Forty-eight (48) 9' x 10' dock high doors (manually operated)
- Z guards
 - Set of dock bumpers
 - 45,000 lb dock levelers
 - 10" dock seals
- ELECTRICAL SERVICE:** 3,000 amp
- WAREHOUSE LIGHTING:** LED fixtures
- FIRE PROTECTION SYSTEM:** ESRF K-25, operating at 25 PSI
- WAREHOUSING HEATING:** Gas fired unit heaters with spark ignition, power vents and standard thermostats to maintain a minimum of 23 degrees exterior temperature
- CAR PARKING:** 250 total spaces (can add 46 spaces)



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LOCATION MAP

N ARLINGTON AVENUE
KANSAS CITY, MO 64161

HMBC LOCATION BENEFITS

- BUILD-TO-SUIT OPTIONS
- DIRECT ACCESS TO I-435, I-70, I-35 & I-29
- EXCELLENT LOCAL LABOR FORCE
- LOCATED ON KCATA BUS ROUTE
- LOCATED IN THE HEART OF KANSAS CITY'S ESTABLISHED LOGISTICS AND E-COMMERCE CORRIDOR
- FEDEX FIRST-STOP/LAST-STOP
- DIRECT PROXIMITY TO NORFOLK SOUTHERN INTERMODAL

HMBC
95%
REAL PROPERTY
TAX ABATEMENT*
LIV & LV

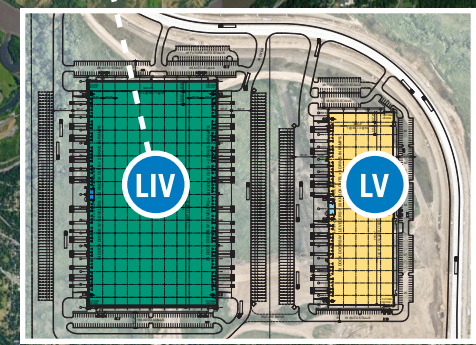
Ford
CLAYCOMO
ASSEMBLY
PLANT
DRIVE
TIME
7
MINUTES

Norfolk Southern
DRIVE
TIME
8
MINUTES

FedEx
Freight
DRIVE
TIME
8
MINUTES

FedEx
Ground
DRIVE
TIME
8
MINUTES

KC
DRIVE
TIME
22
MINUTES



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HMBC
LOGISTICS
IV

- 1-DAY DELIVERY
- 2-DAY DELIVERY
- 3-DAY DELIVERY

LOCATION.
LOCATION.
LOCATION.

2-DAY
SHIPPING TO
90%
OF THE US.

HMBC Logistics IV is located
in the exact geographic center
of the US in Kansas City, MO.

*95% years 1-7; 90% years 8-9; 80% years 10-11; 70% years 12-13; 50% years 14-15



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