

LOGISTICS PARK KANSAS CITY SUBLEASE

Inland Port XXXI, 31800 W 196th Street, Edgerton, Kansas



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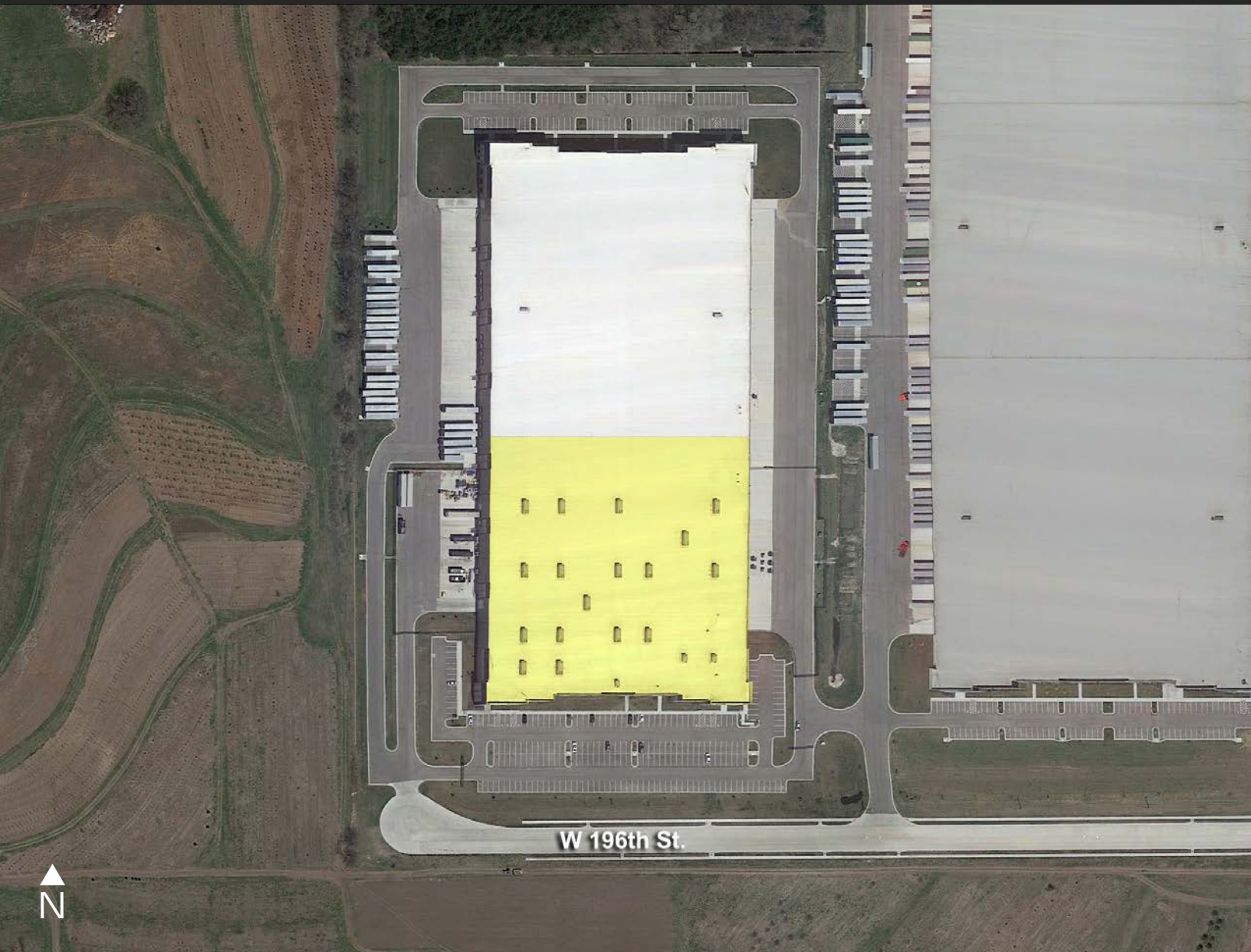
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Offering Highlights

- ▶ 156,401 (±) sf modern Class-A space
- ▶ Sublease available through 2032
- ▶ High-tech manufacturing environment with 32' minimum clear height
- ▶ Heavy power, fully air-conditioned and secured premises
- ▶ Flexible and attractive leasing terms
- ▶ 225 auto parking stalls
- ▶ Constructed in 2016
- ▶ \$3.75/sf NNN offering rate

Park Facts

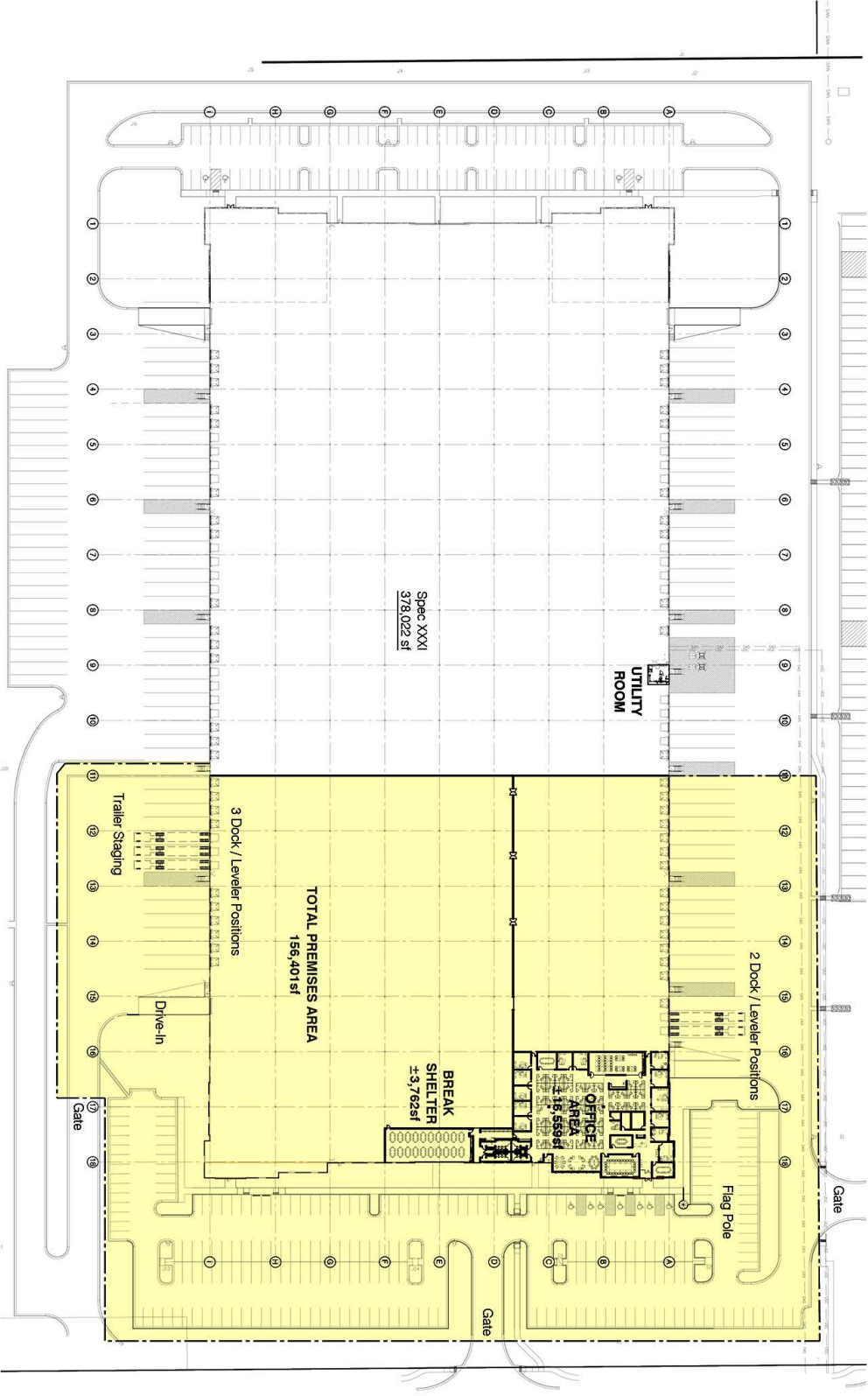
- ▶ 2,200 acre master-planned development
- ▶ 2 (±) miles to BNSF Railways' newest intermodal facility
- ▶ 2 (±) miles to Interstate 35
- ▶ Access to heavy haul corridor
- ▶ Located in Foreign Trade Zone
- ▶ Significantly reduced drayage and transportation costs
- ▶ Home to 13+ million sf of newly constructed logistics facilities
- ▶ Fixed pilot property tax abatement in place

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, Warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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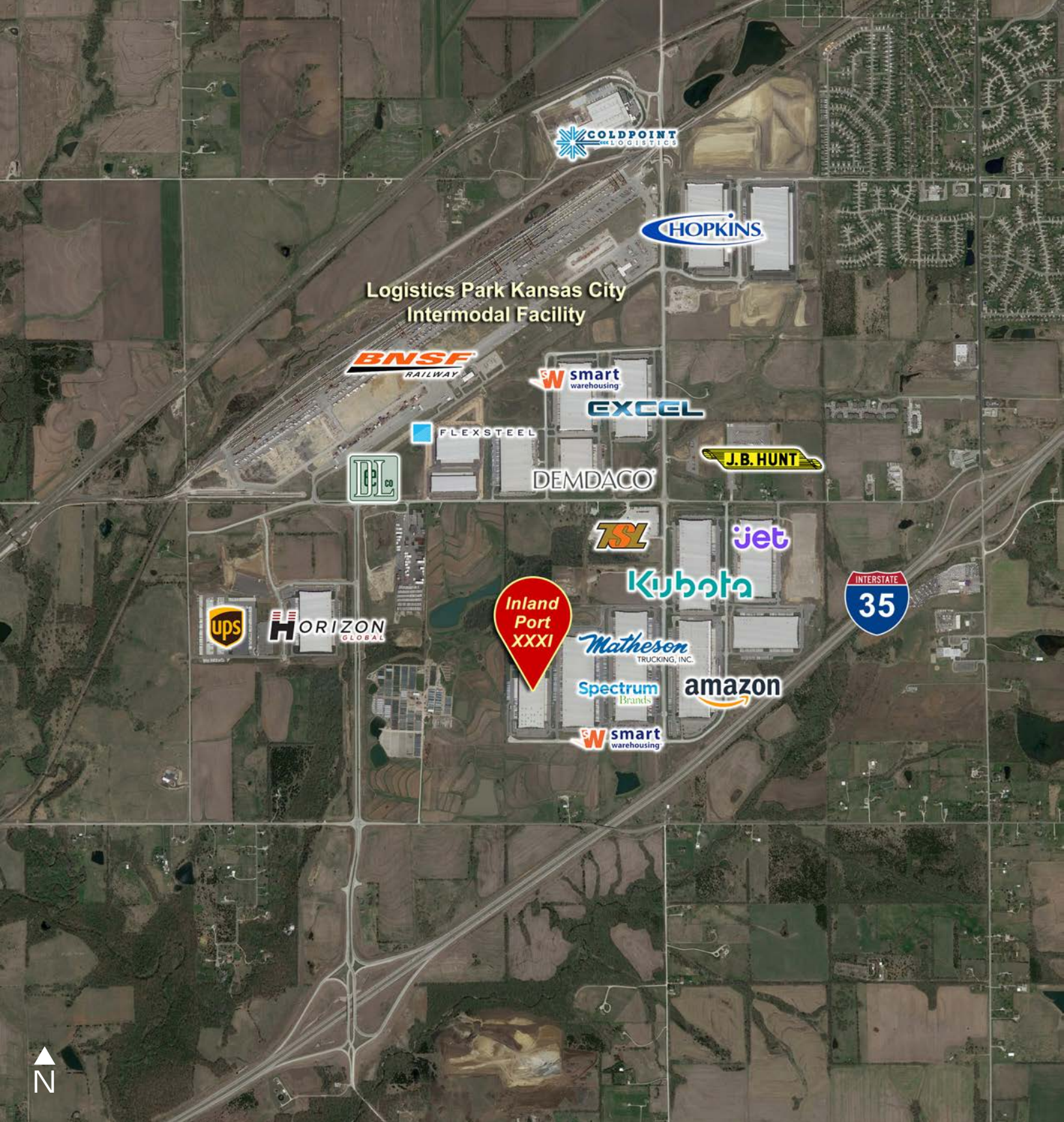
Building Plan



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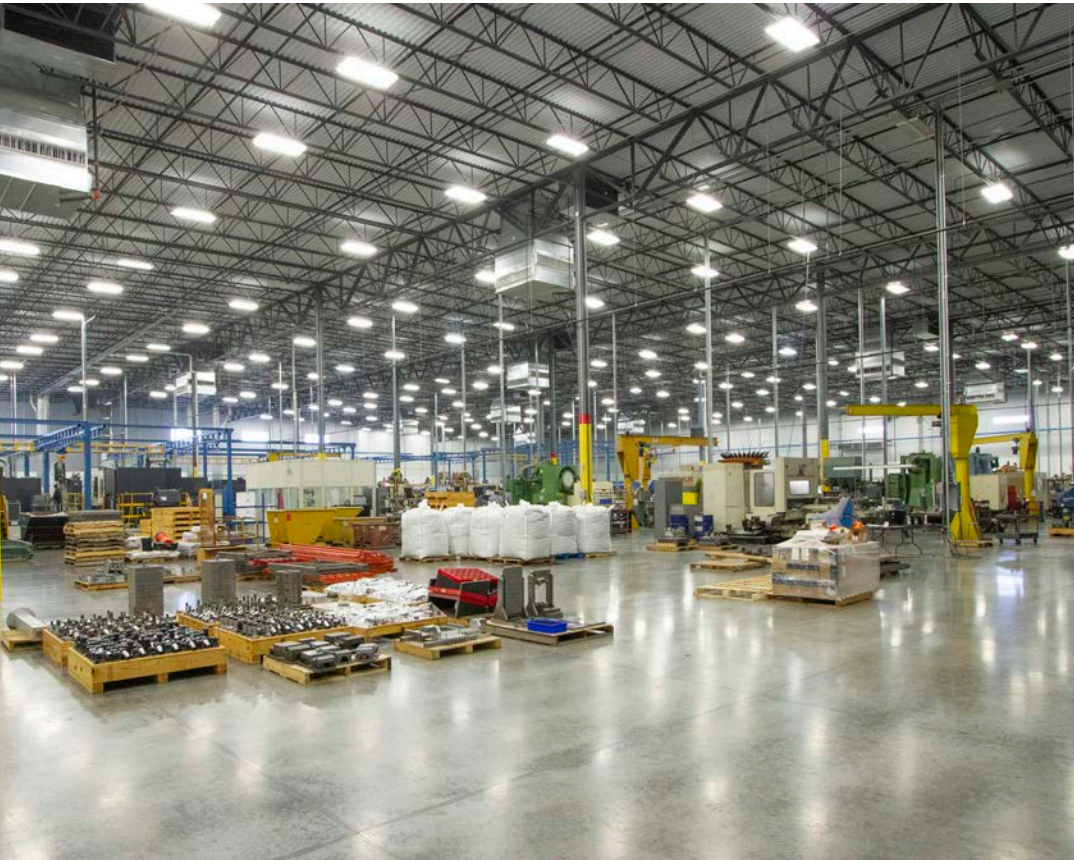
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Available Space Facts

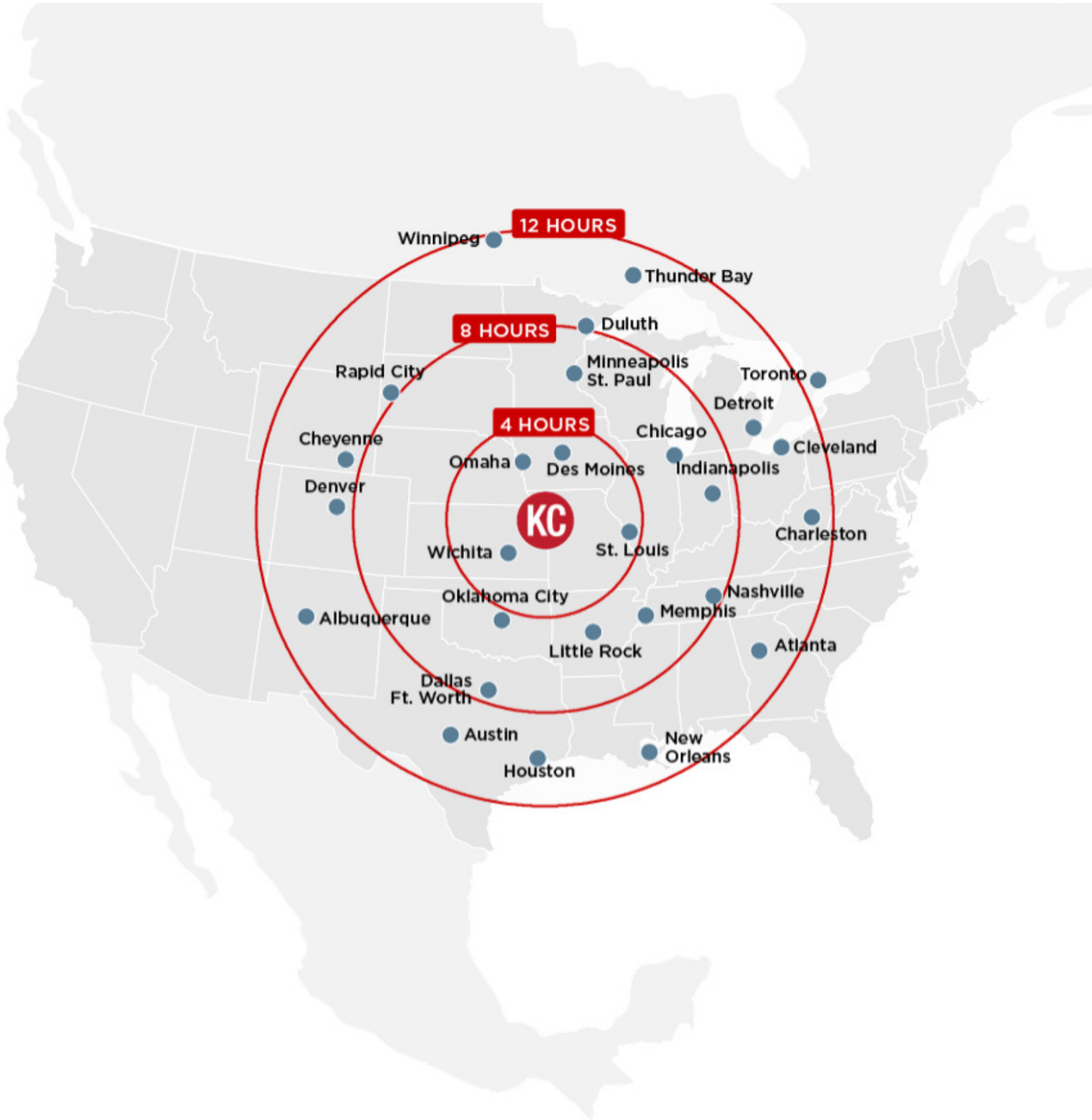
Building	378,022 (±) sf Class-A, multi-tenant industrial building
Available Space	156,401 (±) sf
Office Area	16,500 (±) sf main office + 3,600 (±) sf cafeteria/vending area
Available Space Dimensions	420' depth x 360' width + architectural "bump outs" on NE and NW corner
Column Spacing	52' x 50'
Clear Height	32' minimum clear height
Structure	Concrete tilt-up with insulated walls
Roof	Mechanically fastened TPO
Sprinkler	ESFR
Lighting	T-5 motion detected
Air Conditioning	Fully conditioned throughout the premises by 19 RTUs with portion also humidity controlled
Floor Slab	8" (±) reinforced concrete with additional isolation pads of 36" (±) thickness
Loading Docks	(5) 9'x10' dock-high doors in total. (4) docks equipped with 45,000 lb mechanical pit levelers, dock bumpers, signalized dock locks and dock seals. Additional dock-high doors could be added
Drive-In Door	(1) 14' wide x 18' high drive-in door equipped with a mechanical opener
Truck Court	60' concrete aprons, 8" concrete
Auto Parking	(225) striped exclusive parking stalls
Power	8,000 Amp, 277/480 Volt, 3 Phase in addition to electrical service to support all building systems
Gas Service	Minimum 1.25 ID" gas line
Water Service	Minimum 2" domestic water line
Sewer Service	Minimum 6" sanitary sewer line equipped with monitoring portal
Security	8' high fencing around the perimeter of the parking, loading and trailer storage areas with multiple large-mechanical access gates
Zoning	Logistics Park (LP)
Sublease Term	Primary lease term expires 12/31/32
2019 Operating Expenses	\$1.38/SF - CAM (\$.51/sf) Insurance (\$.10/sf) Management Fee (\$.15/sf) Property Tax (\$.62/sf)
Rental Rate	\$3.75 NNN

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Drive Times From Kansas City



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