

# Inland Port XI

**AT LOGISTICS PARK KANSAS CITY**

**± 436,866 SF Modern Warehouse  
Distribution Space Available 9/1/2021**

Directly Adjacent to the BNSF Intermodal Facility

30901 W 191st St., Edgerton, KS



## CONTACT

**913.469.4600**

**[jll.com/kansas-city](http://jll.com/kansas-city)**

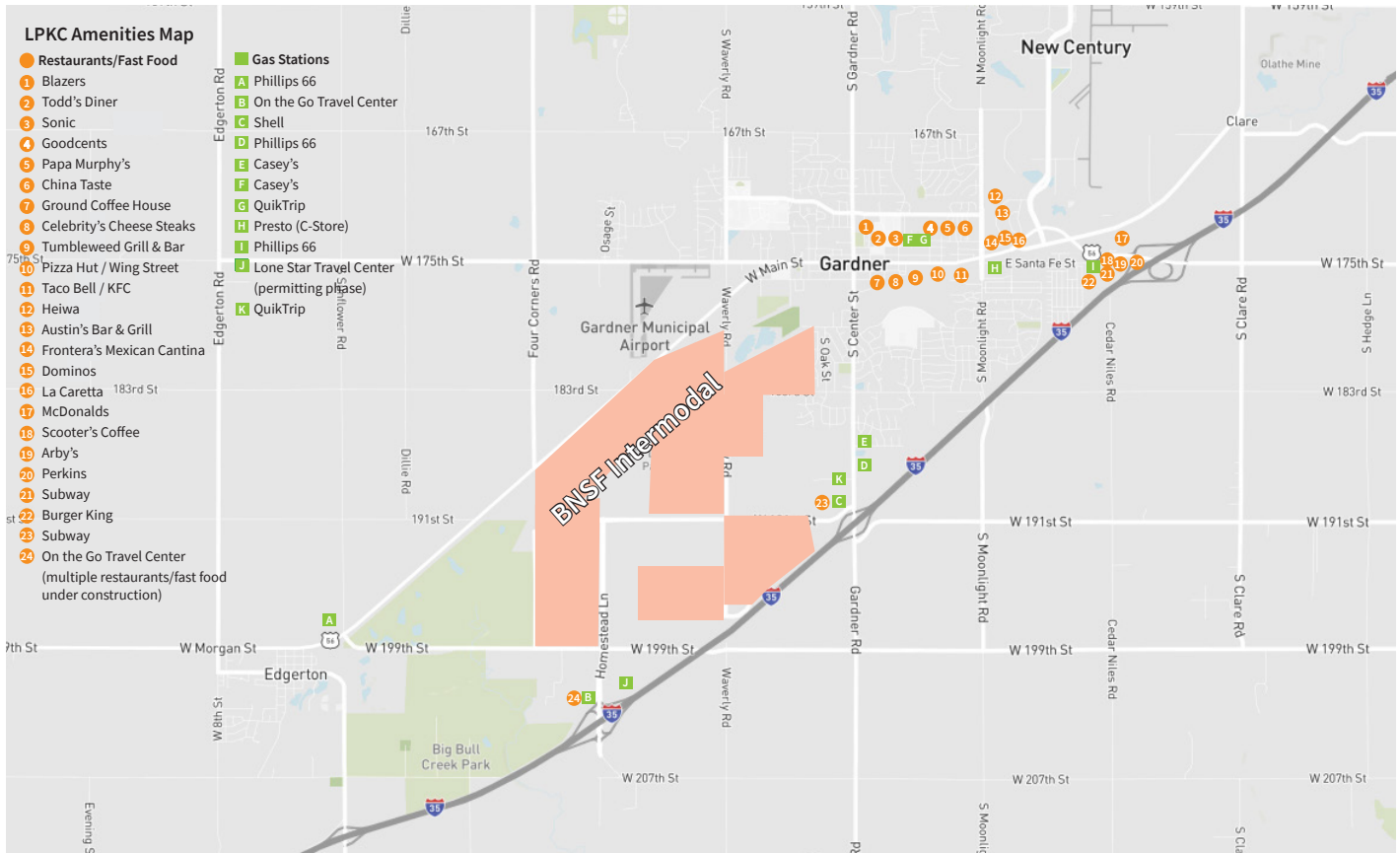
**Jones Lang LaSalle Brokerage, Inc.**

For leasing opportunities at Inland Port XI or LPKC,  
contact the exclusive commercial real estate agents  
Phil Algrim and Kevin Wilkerson at JLL.



# Overview

## INLAND PORT LII



5 mins



30 mins



35 mins



40 mins

# Masterplan

INLAND PORT LII

Inland Port XI is a 765,160 square foot, state-of-the-art distribution center, with 436,866 square feet becoming available for lease on September 1, 2021, at Logistics Park Kansas City (LPKC). Located in Edgerton, Kansas, a suburb southwest of Kansas City, LPKC is a 2,200+ acre master-planned development that will be served by BNSF Railway's newest intermodal facility.

Inland Port XI can accommodate manufacturing, warehouse and distribution tenants of varying size. Inland Port XI will be located near the entrance of BNSF's intermodal facility, which offers access to international and domestic container service along with heavy haul corridor access.

## Project Advantages

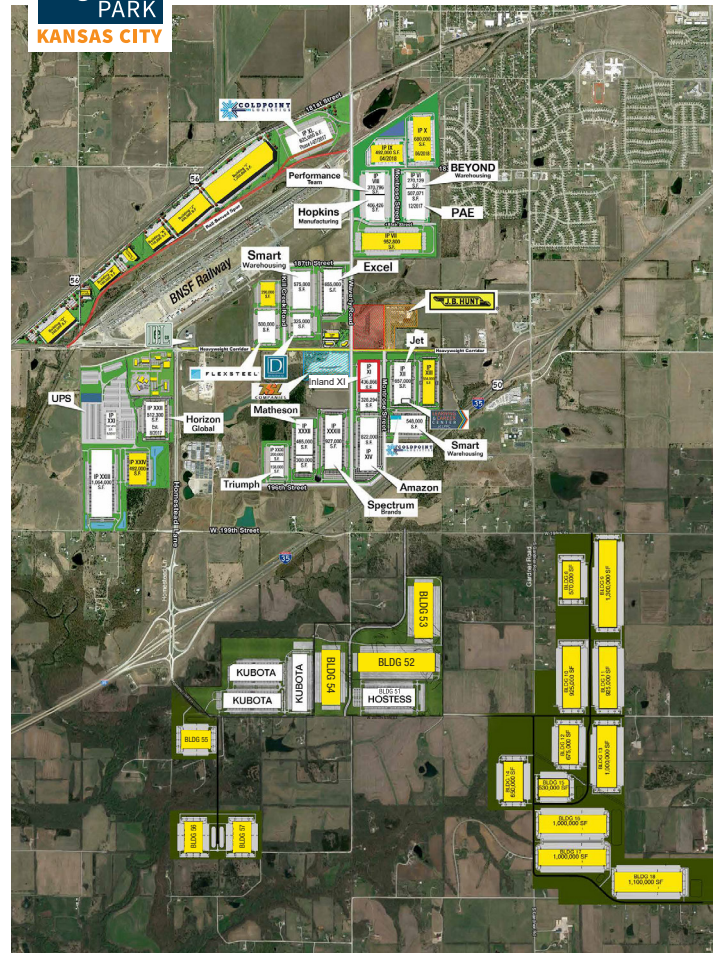
- Strategically and centrally located
- Master-planned distribution and warehouse development
- Efficient movement of global goods
- Reduced transportation costs
- Optimize your supply chain
- Over 3,000 developable acres
- 45+ million square feet of building capacity
- Access to heavy-haul corridor

LPKC is a cost-efficient solution for logistics-oriented companies focused on development.

## Benefits include:

- Competitive lease rates
- Low net expenses
- Affordable utilities
- Immediate access to BNSF Railway's Intermodal Facility
- Financial incentives
- Significant savings on drayage rates
- A strong, reliable workforce
- Convenient interstate highway access
- Eligible for a Foreign Trade Zone

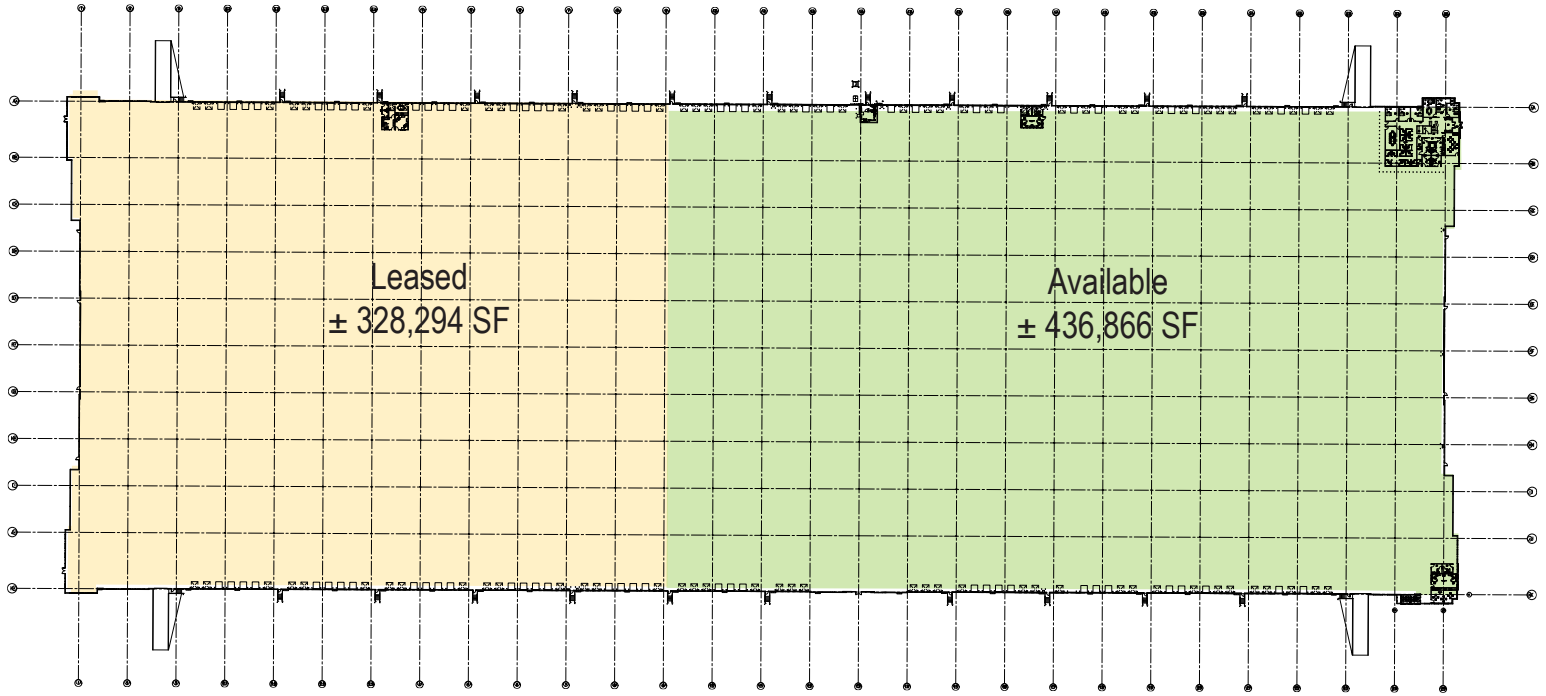
For more information about the benefits of co-locating a facility at LPKC, visit [logisticsparkkc.com](http://logisticsparkkc.com).





# Specifications

## INLAND PORT LII



<b>Building Size</b>	± 765,160 SF	<b>Future Trailer Storage</b>	50+ Trailer Positions
<b>Availability / Divisibility</b>	± 436,866 SF (Available 9/1/2021)	<b>Electric Service</b>	1,000 Amps @ 277V 4P Wire
<b>Taxes</b>	Estimated \$0.62 / SF (fixed)	<b>Lighting</b>	T-5 HO
<b>Insurance</b>	Estimated \$0.07 / SF	<b>Heat</b>	High E Gas Fired MAU's
<b>CAM</b>	Estimated \$0.42 / SF	<b>Parking</b>	± 1/1,800 SF (Expandable)
<b>Dimensions</b>	± 520' x 1,486'	<b>Zoning</b>	Logistics Park
<b>Office Space</b>	± 8,500	<b>Year Built</b>	2015
<b>Construction</b>	Concrete Tilt-up	<b>Water</b>	JC WD 7
<b>Clear Height</b>	32' Minimum Inside Speed Bay	<b>Sewer</b>	Edgerton - New Treatment Facility
<b>Floor</b>	7" Concrete Slab	<b>Electricity</b>	Evergy
<b>Bay Spacing</b>	50' x 52' Loading Bays (Typical)	<b>Gas</b>	Kansas Gas Energy
<b>Fire Protection</b>	ESFR	<b>Fire Protection</b>	JC-1
<b>Loading</b>	42 Dock-high; 2 Drive-in	<b>Intermodal Access</b>	± 1 Miles to BNSF Gate
<b>Truck Court</b>	60' Concrete Aprons, 8" Concrete	<b>I-35</b>	± 2 Miles