

KCI INTERMODAL BUSINESSCENTRE | LOGISTICS CENTRE VI



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MODERN WAREHOUSE/DISTRIBUTION SPACE
349,440± SF AVAILABLE

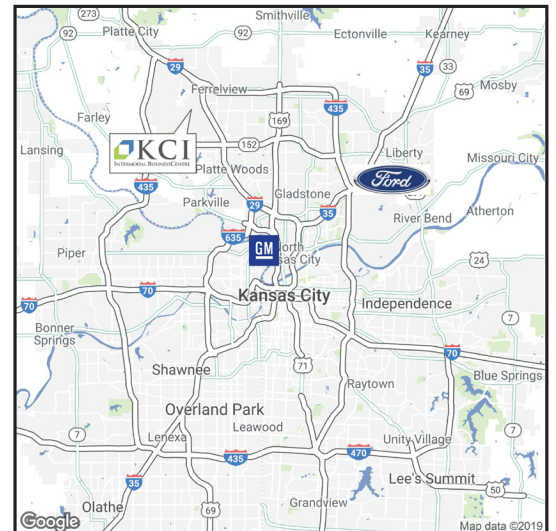
10500 NW TRANSCON DRIVE
112TH STREET & I-29, KANSAS CITY, MO

CBRE

a development project by:

Trammell Crow Company

CP CLARION PARTNERS





AVAILABLE SPACE

349,440± SF (Divisible to 43,680± SF)

LAND AREA

26± net usable acres

CLEAR HEIGHT & FLOOR

32' Clear height to the lowest structural member. 7" Thick reinforced concrete floor.

COLUMN SPACING

52' x 55' typical (52' x 60' at speed bay)

DIMENSIONS/CONFIGURATION

The building is 280' depth x 1,248' length.

LOADING

(44) dock positions, (23) add'l positions possible. 25,000-cycle door springs on all dock doors
(2) drive-in doors, (4) add'l doors possible

PARKING

(390) car parking positions available.
(91) trailer parking positions available.

LIGHTING

LED light fixtures with motion sensors, 10' tail whips providing an average 25 foot-candles of light at 36" above the

finished floor over an open area.

FIRE PROTECTION

ESFR sprinkler system with Class IV commodity NFPA rating.

ELECTRICAL SERVICE

400 amp, 277/480-volt, 3-phase, 4-wire, typical tenant service. Additional electrical capacity available.

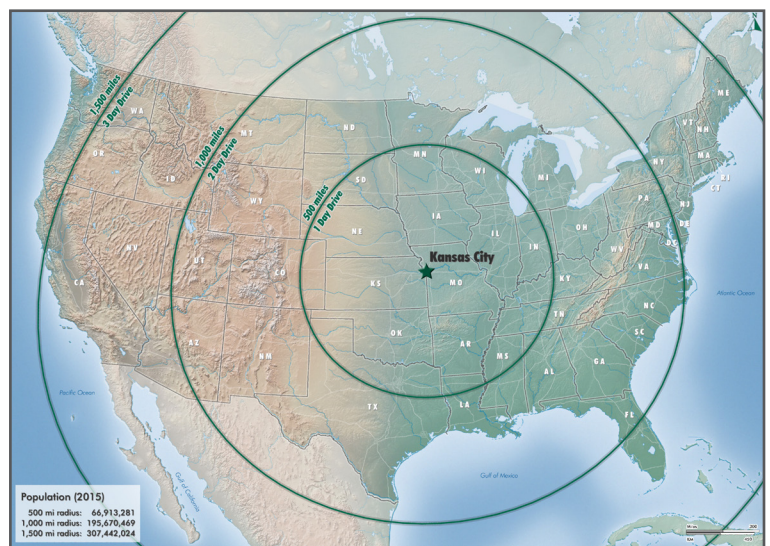
GAS/WATER

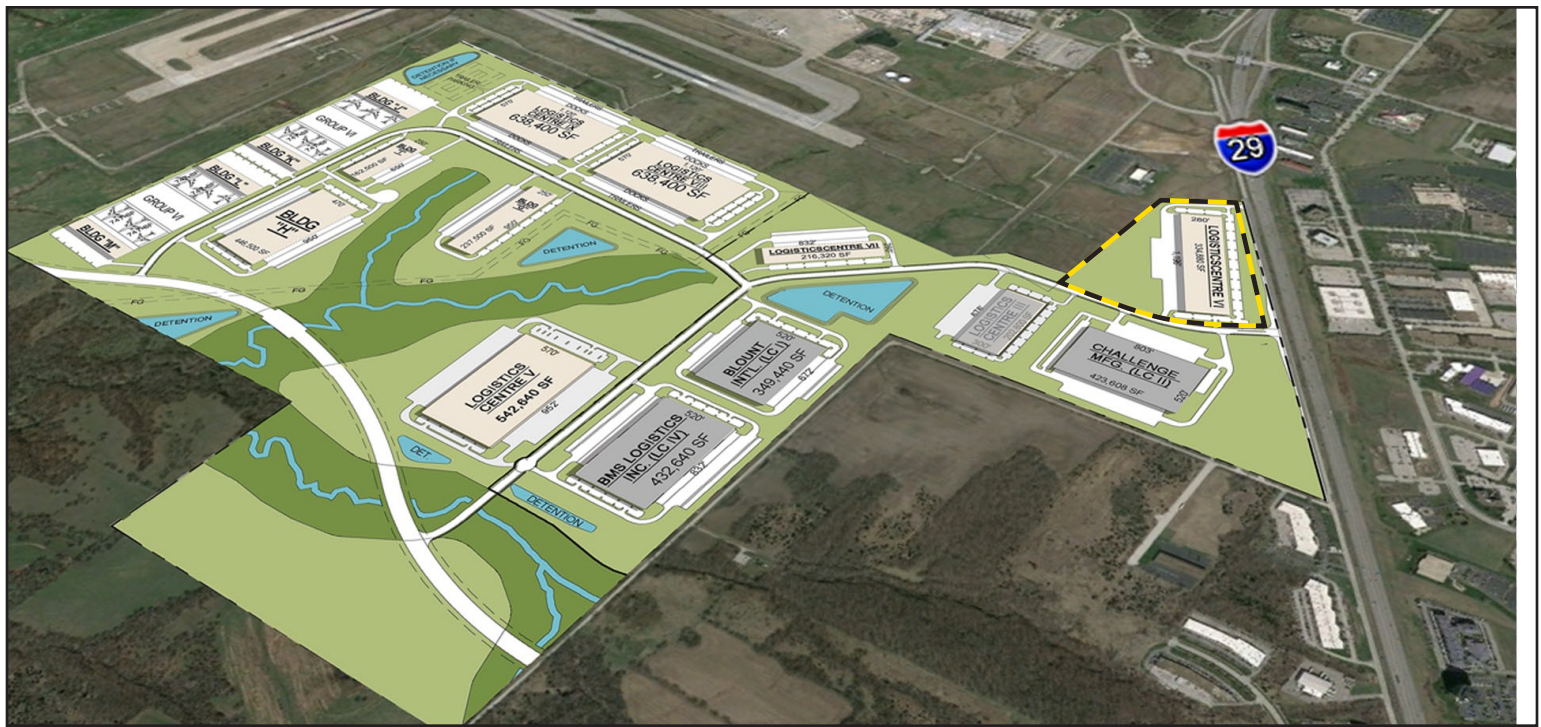
Natural gas lines at 5 psig.
16" city water main w/ 2" line for domestic water service.

TELECOMMUNICATIONS

Internet/Telecom are available at demarcation panel. Fiber optic service available for additional charge.

KC DRIVE TIME MAP





PROJECT ADVANTAGES

- ▶ LOWEST OCCUPANCY COST FOR QUALITY DEVELOPMENT FOR SHORT TERM AND LONG TERM OCCUPANCY.
- ▶ PLATTE COUNTY WORKFORCE RANKS HIGHER THAN METRO AVERAGES FOR AVAILABILITY, QUALITY, STABILITY AND PRODUCTIVITY; EACH RANGING FROM 5.5-6.5 ON A SCALE OF 7.
- ▶ IMMEDIATE INTERSTATE ACCESS TO I-29 AND THE ENTIRE FOUR MAJOR INTERSTATES SERVING THE KANSAS CITY METRO (I-29, I-35, I-70, I-49).
- ▶ PROXIMITY TO KCI INTERNATIONAL AIRPORT FOR EASE OF CUSTOMERS AND OUT OF TOWN PERSONNEL TO VISIT THE FACILITY AND OVERNIGHT AIR SHIPMENTS.
- ▶ FOREIGN TRADE ZONE ESTABLISHED.
- ▶ ALL FOUR PLATTE COUNTY SCHOOL DISTRICTS ARE ACCREDITED WITH DISTINCTION, THE HIGHEST LEVEL OF RECOGNITION BY THE STATE OF MISSOURI.
- ▶ PLATTE COUNTY RANKS #1 OUT OF MISSOURI'S 115 COUNTIES FOR QUALITY OF LIFE, ACCORDING TO THE COUNTY HEALTH RANKINGS ISSUED ANNUALLY BY THE ROBERT WOOD JOHNSON FOUNDATION. PLATTE COUNTY HAS BEEN #1 IN BOTH 2016 AND 2017.
- ▶ PLATTE COUNTY'S GROWTH CONTINUES TO OUTPACE ALL OTHER COUNTIES IN MISSOURI. PLATTE COUNTY'S POPULATION HAS GROWN 10.1% SINCE THE 2010 CENSUS, AND 25% SINCE THE YEAR 2000.



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FOR MORE INFORMATION PLEASE CONTACT:

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