Inland Port VIII

AT LOGISTICS PARK KANSAS CITY

± 160,314 SF Modern Warehouse / Distribution Space Available

30900 W. 185th Street, Edgerton, KS

Logistics PARK
KANSAS CITY

Overview

INLAND PORT VIII

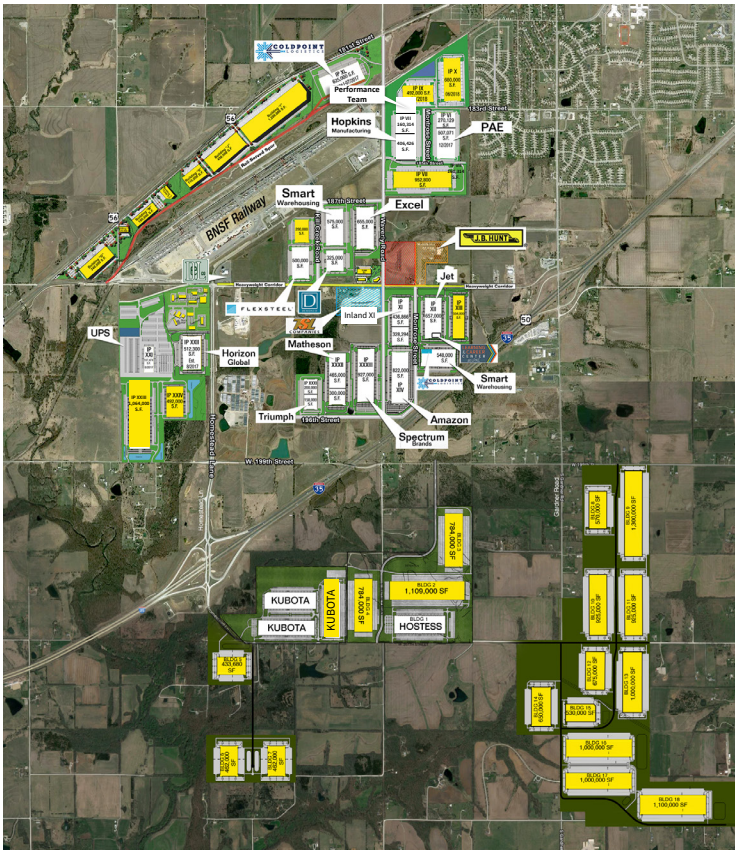
Centrally & Strategically Located

Efficient Movement of Global Goods

- BNSF Track
- BNSF Transcontinental Rail Line
- LPKC Logistics Park Kansas City

NorthPoint Development has ±160,314 square feet remaining in a ±777,222 square foot, speculative, state-of-the-art distribution center at Logistics Park Kansas City (LPKC). Located in Edgerton, Kansas, a suburb southwest of Kansas City, LPKC is a 3,000+ acre master-planned development served by BNSF Railway's newest intermodal facility.

Inland Port VIII, located at 30900 W. 185th Street, can accommodate manufacturing, warehouse and distribution tenants of varying size. Inland Port VIII will be located near the entrance of BNSF's intermodal facility, which offers access to international and domestic container service alo ng with heavy haul corridor access.

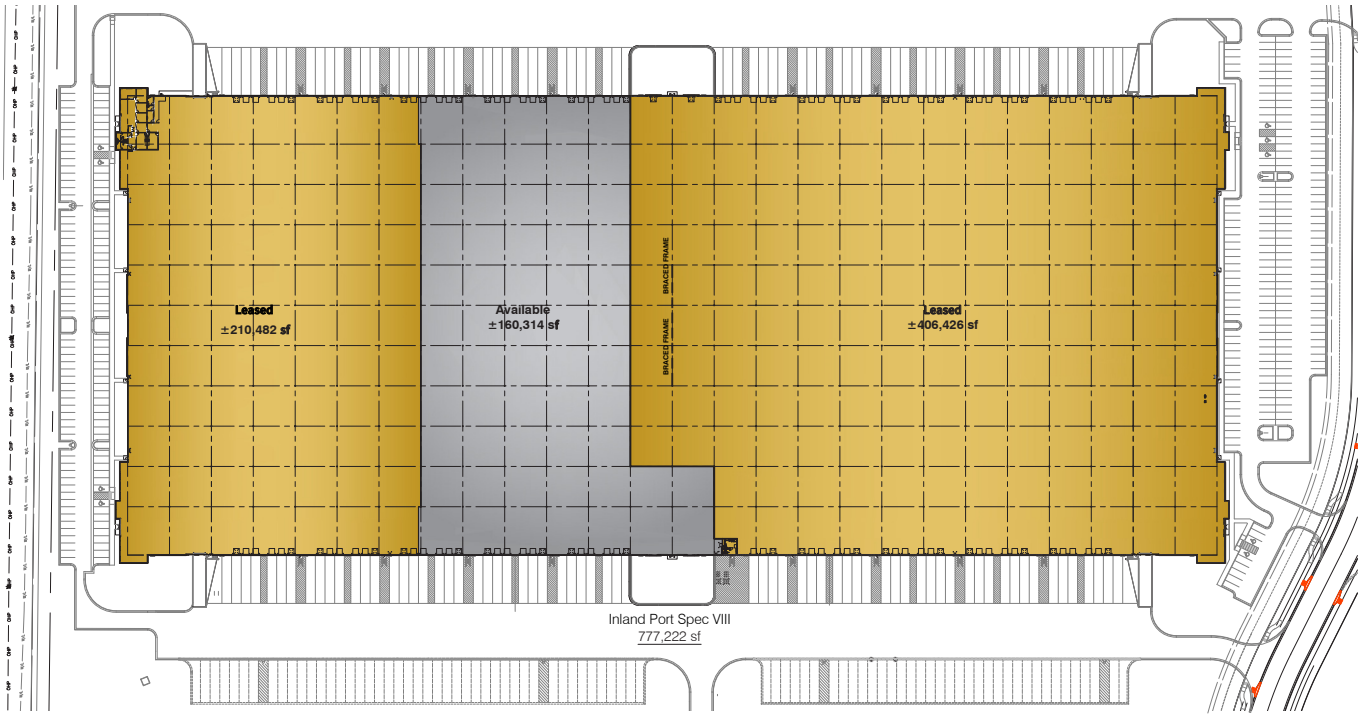


Project Advantages

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

Specifications

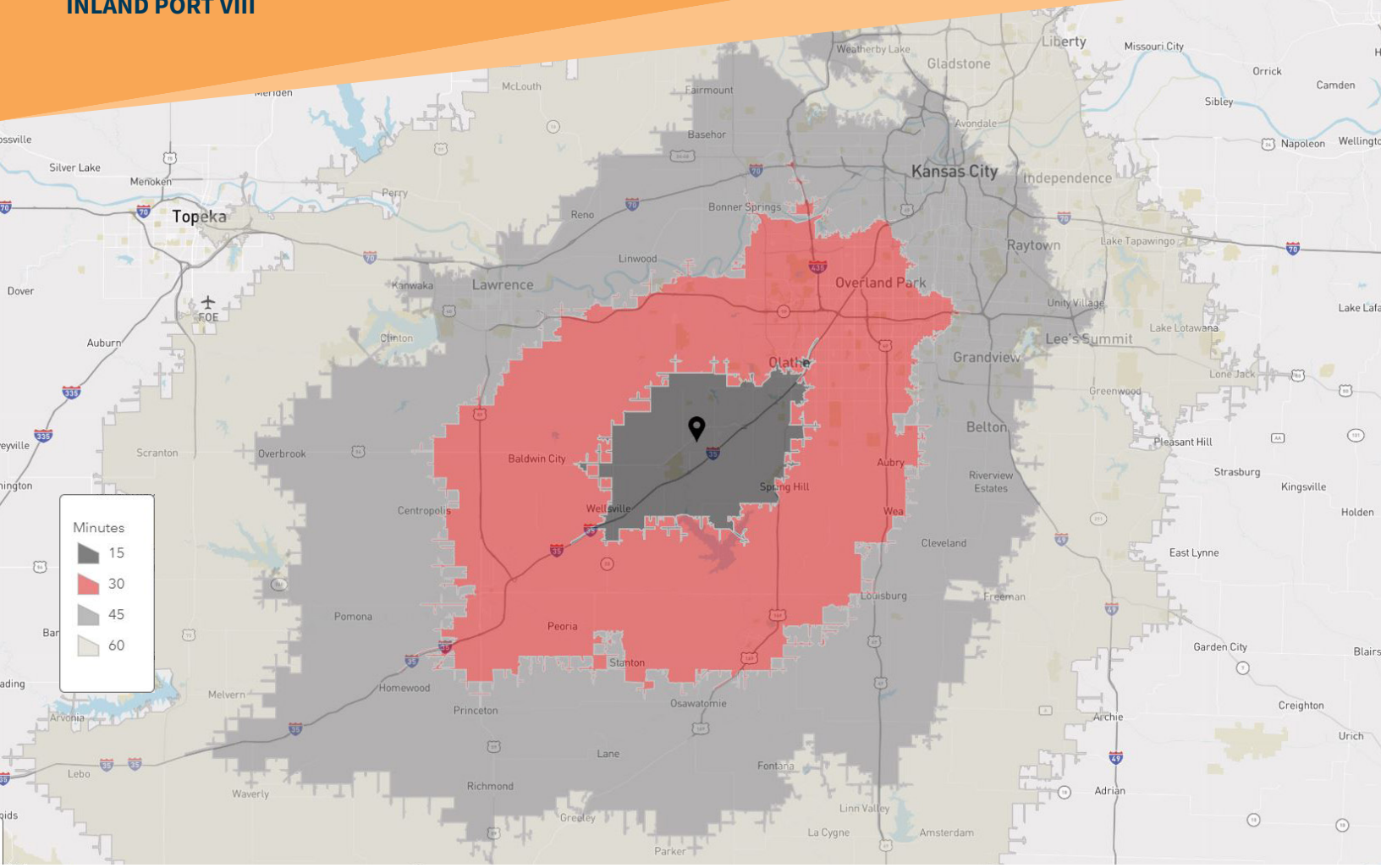
INLAND PORT VIII



Building Size	± 777,222 SF	**Future Trailer Storage**	Built-to-Suit
Availability / Divisibility	± 160,314 SF	**Electric Service**	800 Amps @ 480V 3P
Taxes	$0.62 / SF (fixed)	**Lighting**	T-5 HO
Insurance	Estimated $0.05 / SF	**Heat**	High E Gas Fired MAU's
CAM	Estimated $0.19 / SF	**Parking**	± 60 Stalls
Dimensions	± 520' x 1,486'	**Zoning**	Logistics Park
Office Space	Built-to-Suit	**Year Built**	2017
Construction	Precest Concrete	**Water**	JC WD 7
Clear Height	36' + Outside Speed Bay	**Sewer**	Edgerton - New Treatment Facility
Floor	7" Concrete Slab	**Electricity**	Evergy
Bay Spacing	52' x 50' Loading Bays	**Gas**	Kansas Gas Energy
Fire Protection	ESFR	**Fire Protection**	JC-1
Loading	18 Dock-high (expandable); 0 Drive-in	**Intermodal Access**	2 Miles to BNSF Gate
Truck Court	60' Concrete Aprons, 8" Concrete	**I-35**	3 Miles

Drive Time Map

INLAND PORT VIII



INTERSTATE 35

5 mins

INTERSTATE 70

30 mins

CBD

35 mins

KCI

40 mins

Demographics*

INLAND PORT VIII

Total Population

10 miles	5 miles	3 miles
88,194	27,272	18,636

Number of Households

3 miles	5 miles	10 miles
6,515	9,244	30,282

Median Household Income

10 miles	5 miles	3 miles
$78,166	$73,914	$74,216

Median Home Value

3 miles	5 miles	10 miles
$183,873	$185,948	$215,223

Population by Age**

45-54	35-44	25-34
12.4%	16.5%	16.1%

Population by Race/Ethnicity**

White	Hispanic	Black
89.9%	5.8%	3.3%

Educational Attainment**

Graduate Degree	Bachelor's Degree	High School Degree
10.2%	26.0%	20.4%

Employed by Industry**

Services	Manufacturing	Retail Trade
43.4%	10.9%	10.7%

**2019 Statistics*
***Within 5 Miles*

Logistics PARK
KANSAS CITY

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**.

CONTACT

913.469.4600
jll.com/kansas-city

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

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