

Inland Port VII

AT LOGISTICS PARK KANSAS CITY



± 952,956 SF Modern Warehouse
Distribution Space Available

30901 W. 185th Street, Edgerton, KS



Overview

INLAND PORT VII

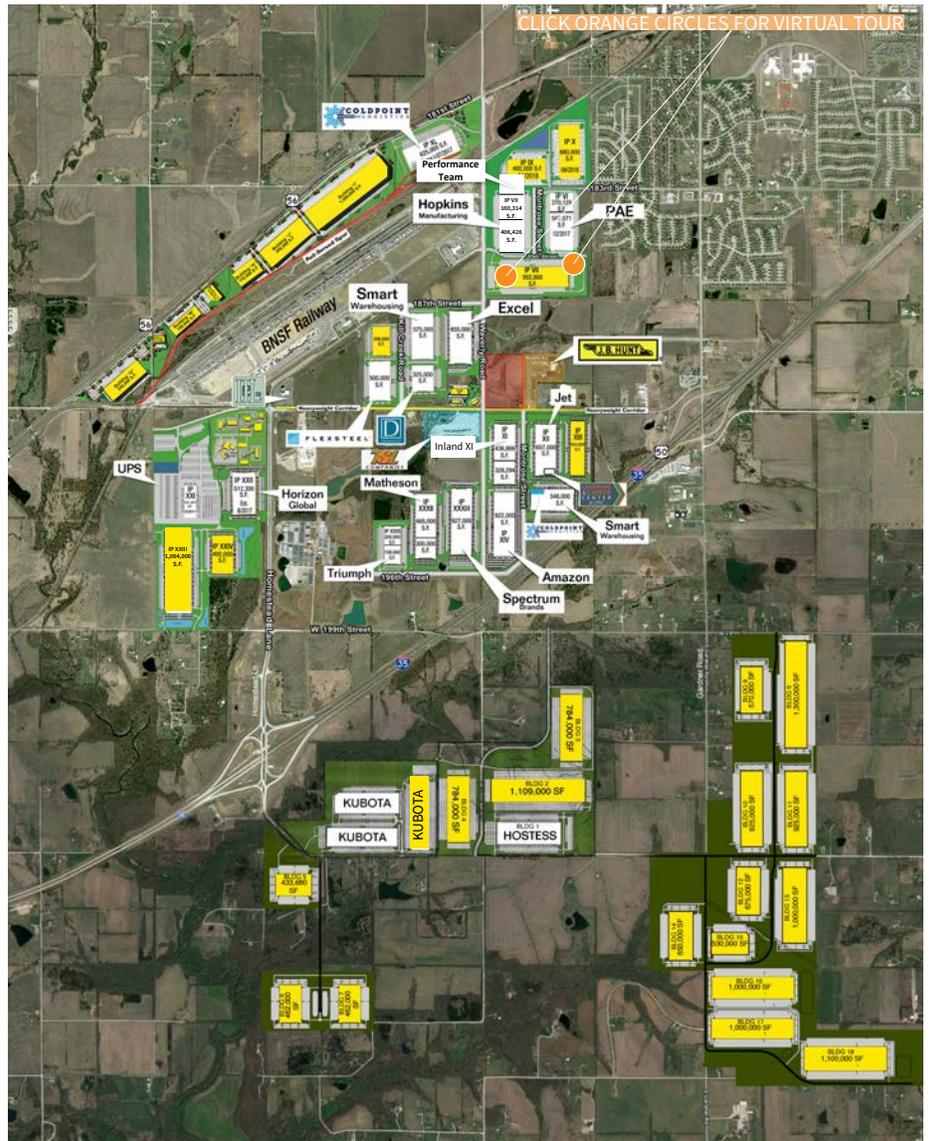


NorthPoint Development has recently completed a 952,956 square foot state-of-the-art distribution center at Logistics Park Kansas City (LPKC). Located in Edgerton, Kansas, a suburb southwest of Kansas City, LPKC is a 3,000+ acre masterplanned development served by BNSF Railway's newest intermodal facility.

Inland Port VII, located at the southeast corner of 185th and Waverly Road, can accommodate manufacturing, warehouse and distribution tenants of varying size. Inland Port VII is also located near the entrance of BNSF's intermodal facility, which offers access to international and domestic container service along with heavy haul corridor access.

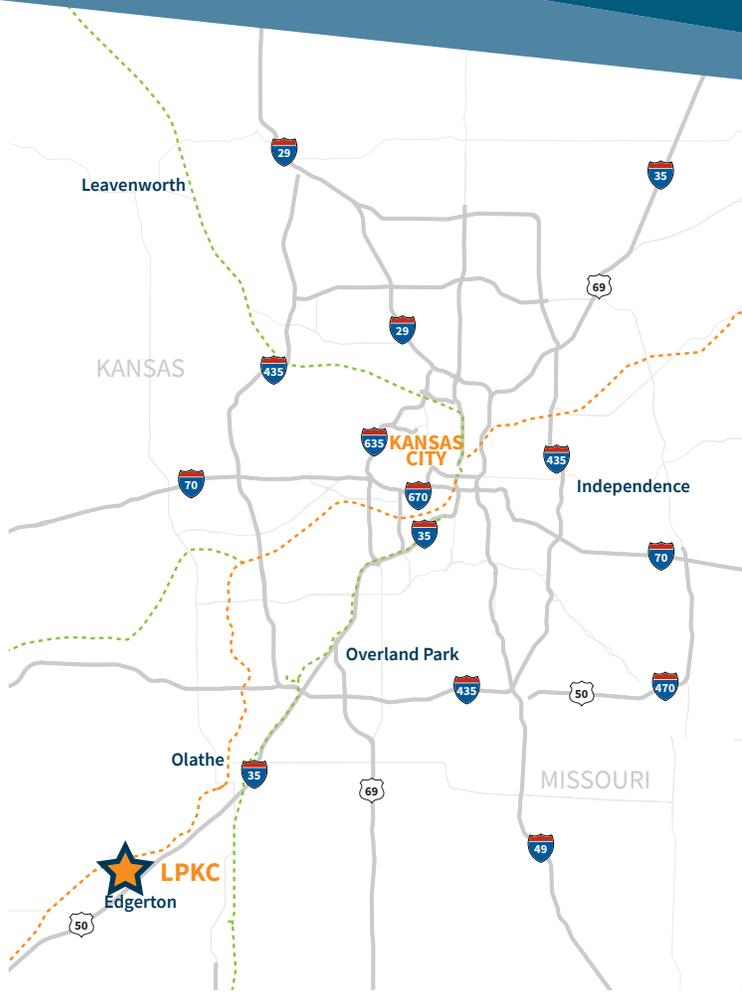
Project Advantages

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



Specifications

INLAND PORT VII



Centrally & Strategically Located

Efficient Movement of Global Goods

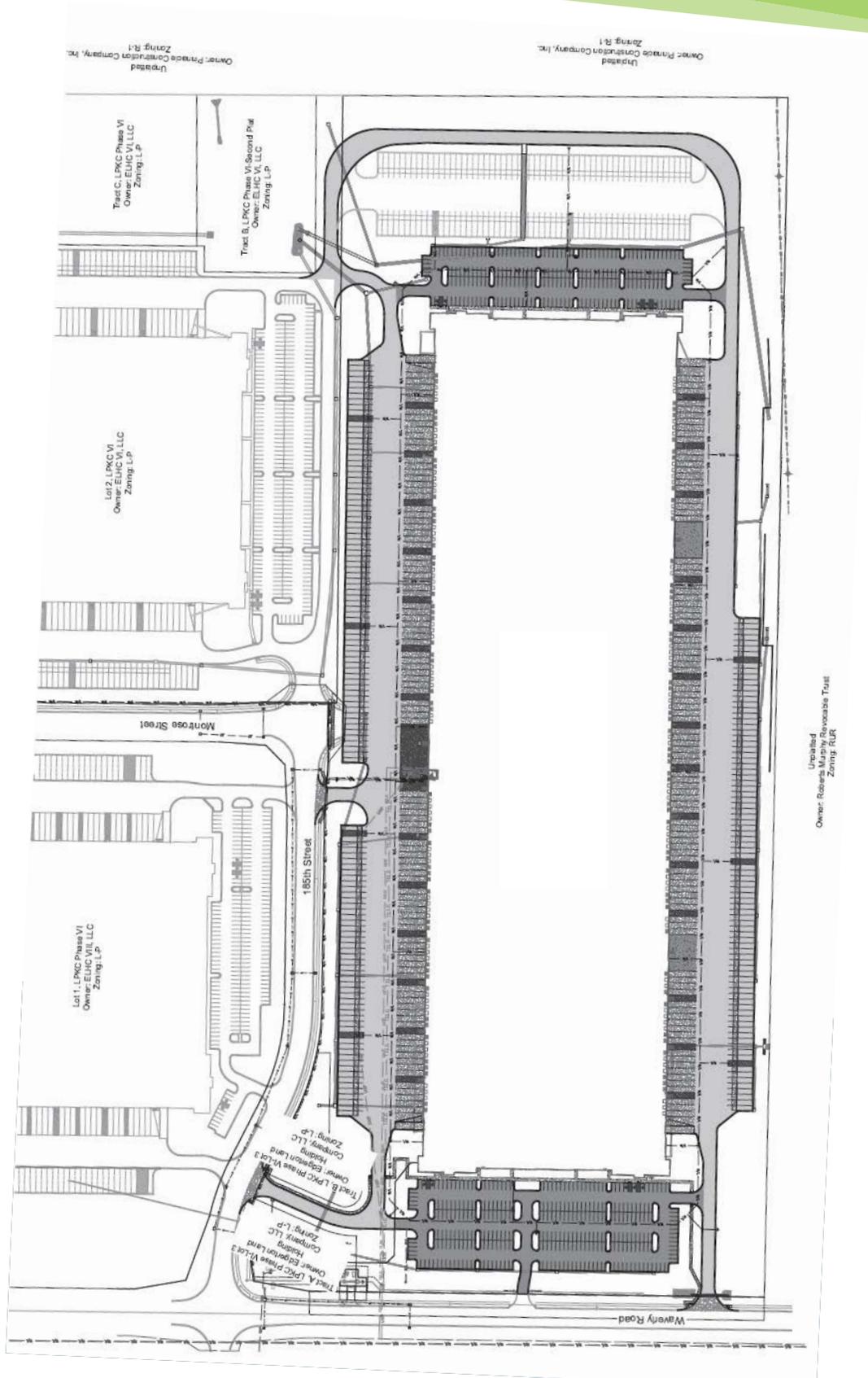
- - - - - BNSF Track
- - - - - BNSF Transcontinental Rail Line
- LPKC Logistics Park Kansas City

Building Size	± 952,956 SF
Availability / Divisibility	± 952,956 SF / down to ± 300,000 SF
Taxes	\$0.62 / SF (fixed)
Insurance	Estimated \$0.06 / SF
CAM	Estimated \$0.19 / SF
Dimensions	± 520' x 2,152'
Office Space	Build-to-Suit
Construction	Concrete Tilt-up
Clear Height	36' + Outside Speed Bay
Floor	7" Concrete Slab
Bay Spacing	52' x 50' (Typical), 52' x 60' (Loading Bay)
Fire Protection	ESFR
Loading	96 Dock-high (expandable); 4 Drive-in
Truck Court	60' Concrete Aprons, 8" Concrete

Future Trailer Storage	Up to 254 Stalls
Electric Service	3,000 Amps @ 480V 3P
Lighting	LED
Heat	High E Gas Fired MAU's
Parking	± 449 Stalls
Zoning	Logistics Park
Year Built	2020
Water	JC WD 7
Sewer	Edgerton - New Treatment Facility
Electricity	Evergry
Gas	Kansas Gas Energy
Fire Protection	JC-1
Intermodal Access	2 Miles to BNSF Gate
I-35	3 Miles

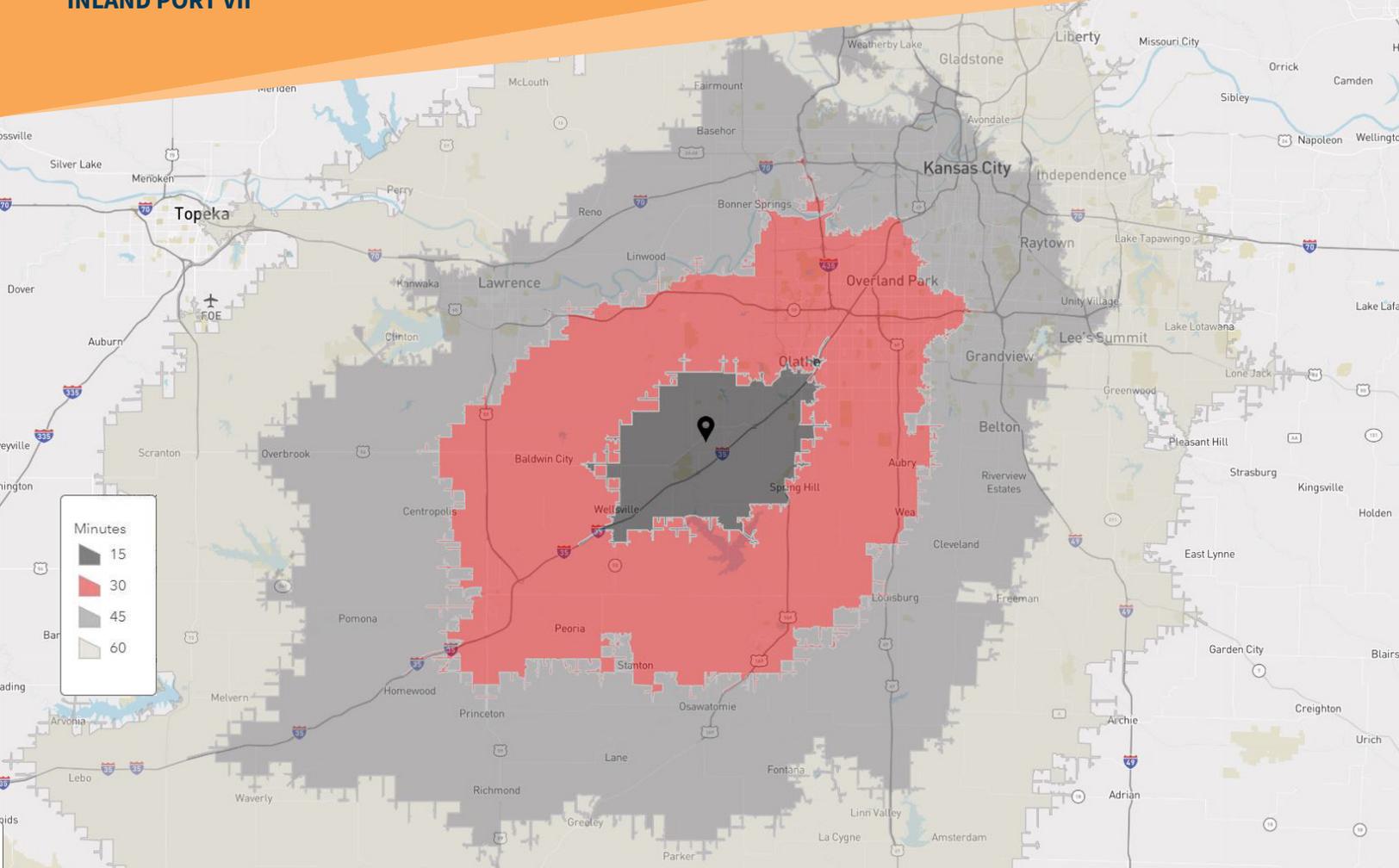
Site Plan

INLAND PORT VII



Drive Time Map

INLAND PORT VII



5 mins



30 mins



35 mins



40 mins

Demographics*

INLAND PORT VII

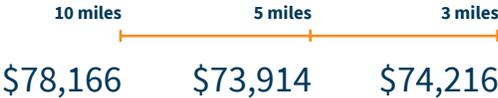
Total Population



Number of Households



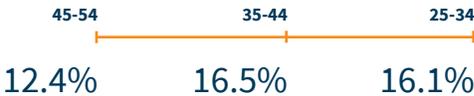
Median Household Income



Median Home Value



Population by Age**



Population by Race/Ethnicity**



Educational Attainment**



Employed by Industry**



*2019 Statistics
**Within 5 Miles



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

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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.

