



KCI INTERMODAL BUSINESSCENTRE | LOGISTICSCENTRE I

PROJECT ADVANTAGES

- ▶ Great central location to all U.S. national markets at the crossroads of I-35, I-70 and I-29
- ▶ Excellent interstate highway exposure and access with connectivity to Kansas City's new intermodal rail facilities
- ▶ Foreign Trade Zone, Enhanced Enterprise Zone Tax Benefit Program, Missouri Quality Jobs Program and other significant incentive programs
- ▶ Low operating costs associated with long-term land lease at the Kansas City International Airport complex
- ▶ Abundant, well-educated and productive workforce in growing job market
- ▶ State-of-the-art building systems and LEED construction techniques to sustain efficient distribution operations

FOR MORE INFORMATION PLEASE CONTACT:

David Hinchman, SIOR	816-968-5812	david.hinchman@cbre.com
Brian Staton, SIOR, CCIM	816-968-5813	brian.staton@cbre.com
Mike Mitchelson, CCIM	816-968-5807	michael.mitchelson@cbre.com
Joe Orscheln	816-968-5861	joseph.orscheln@cbre.com



KCI INTERMODAL BUSINESSCENTRE

LOGISTICSCENTRE I DISTRIBUTION CENTER

101,920± SF TO 494,000± SF
EXPANDABLE TO 988,000± SF

112TH STREET EXIT & I-29
KANSAS CITY, MISSOURI

AVAILABLE SPACE

Suites from 101,920± SF to 494,000± SF
Building expandable to 988,000± SF overall

CLEAR HEIGHT & FLOOR

32' Clear height to the lowest structural member
7" Thick non-reinforced concrete slab at 4,000 psi

COLUMN SPACING

56' x 50' typical with 56' x 60' bays in loading area

DIMENSIONS/CONFIGURATION

520' depth x 950' length / Cross-loading facility
(520' depth x 1,900' length when expanded)

LOADING

(95) dock positions possible with levelers,
enclosures & vehicle restraints
(4) drive-in doors at the building corners

PARKING

(100) car parking positions – expandable
(127) truck trailer parking positions – expandable

LIGHTING

T5 High-bay fluorescent fixtures providing
25 Foot candles average at 36" AFF

FIRE PROTECTION

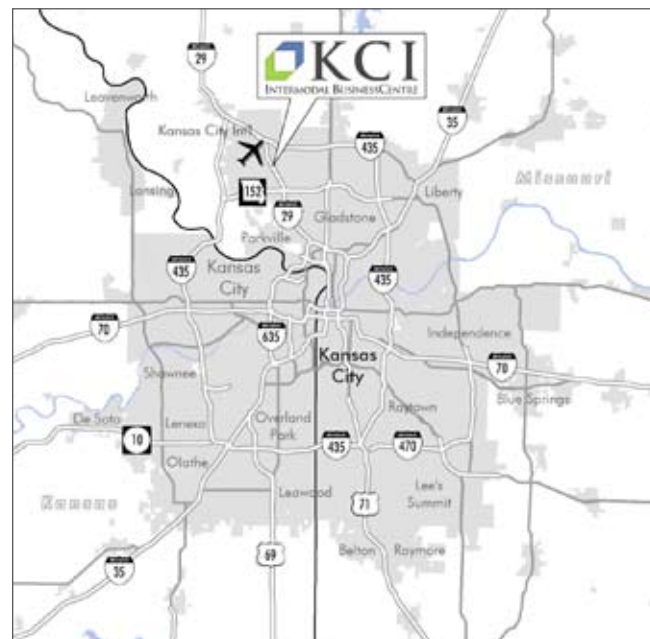
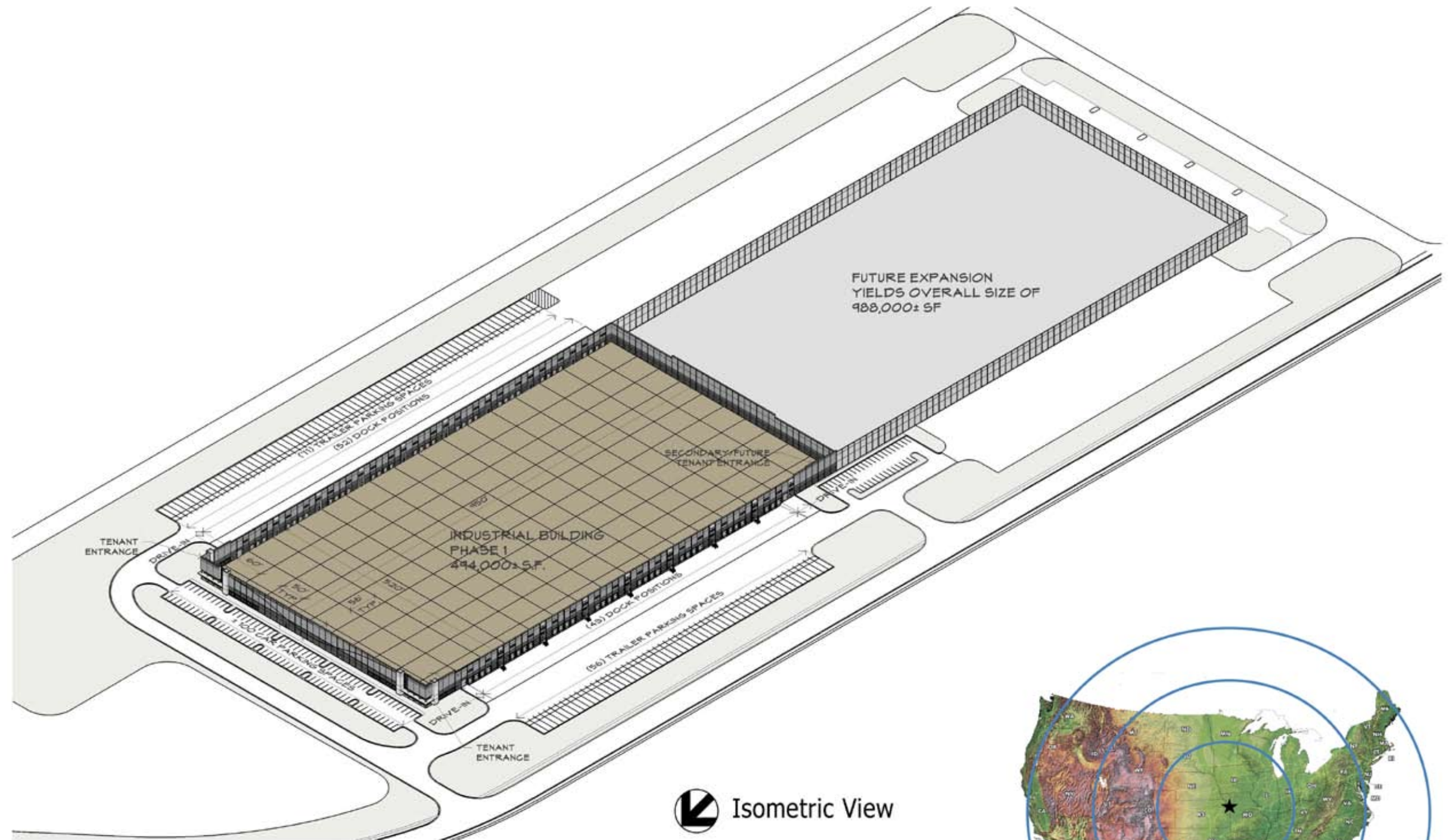
ESFR sprinkler system with Class IV commodity
NFPA rating

ELECTRICAL SERVICE

3,000-amp, 480/277-volt, 3-phase, 4-wire



LOGISTICS CENTRE I



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KCI INTERMODAL BUSINESS CENTRE

Land Area:	27.5± acres expandable to 60± acres
Building Type:	Cross-dock distribution center with build-to-suit office
Building Size:	494,000± SF initial building size expandable to 988,000± SF
Building Dimensions:	520' depth x 950' length (520' depth x 1,900' length when expanded)
Column Spacing:	50' x 56' (typical) with 56' x 60' at the perimeter bays along the dock loading walls
Loading:	(98) dock positions with 9' wide x 10' high manually operated doors, and (4) 12' wide x 14' high drive-in doors with electric operators at the building corners. Comparable loading provided with the build expansion
Dock Equipment:	Each dock-high loading position is equipped with a 40,000# capacity hydraulic dock leveler, dock enclosure, dock bumpers, an automatic dock lock with red/green communication light package and swing arm docks lights
Truck Court:	7" thick concrete loading apron extending 60' from the building to the 130' wide heavy duty asphalt section for truck drive lanes and parking areas for a total of 190' of truck court pavement
Trailer Storage:	(112) 12' wide x 50' deep trailer parking positions with 10' wide continuous concrete dolly that is expandable by (112) additional trailer positions if the building is expanded
Clear Height:	32' minimum clear height from the finished floor to the lowest structural member of the roof frame, except for the area(s) above any offices constructed with the building
Roof System:	Single-ply, mechanically attached, white TPO roof membrane includes manufacturer's warranty of 10-year as to weather-tightness and 15-year as to material
Floor Slab:	7" thick non-reinforced concrete over 4" crushed stone base with compressive strength of 4,000 psi in 28 days finished to an average floor flatness spec of FF 35 minimum and a floor levelness of FL 25 minimum
Exterior Walls:	Tilt-wall concrete panels
Windows:	1" thick insulated tinted glass at the tenant entries at three corners of the building.
Fire Sprinklers:	ESFR wet sprinkler system designed to accommodate a Class IV commodity NFPA rating
Parking:	(100) car parking spaces, additional if the building is expanded to 988,000 SF
Interior Lighting:	T5 high-bay, fluorescent light fixtures providing an average of 25 foot candles of lighting at 36" above the finished floor in the warehouse area
Warehouse Heating:	Roof mounted make-up air units designed to provide 49° F inside temperature at 0° F outside temperature, and ventilation fans to provide two air exchanges per hour
Electrical:	3,000-amp, 480/277-volt, 3-phase, 4 wire service with additional capacity available if required