



EASTGATE

COMMERCE CENTER

BUILDING A2
±268,543 SF AVAILABLE

LITTLE BLUE PKWY & RD MIZE RD / INDEPENDENCE, MO / NEW CONSTRUCTION



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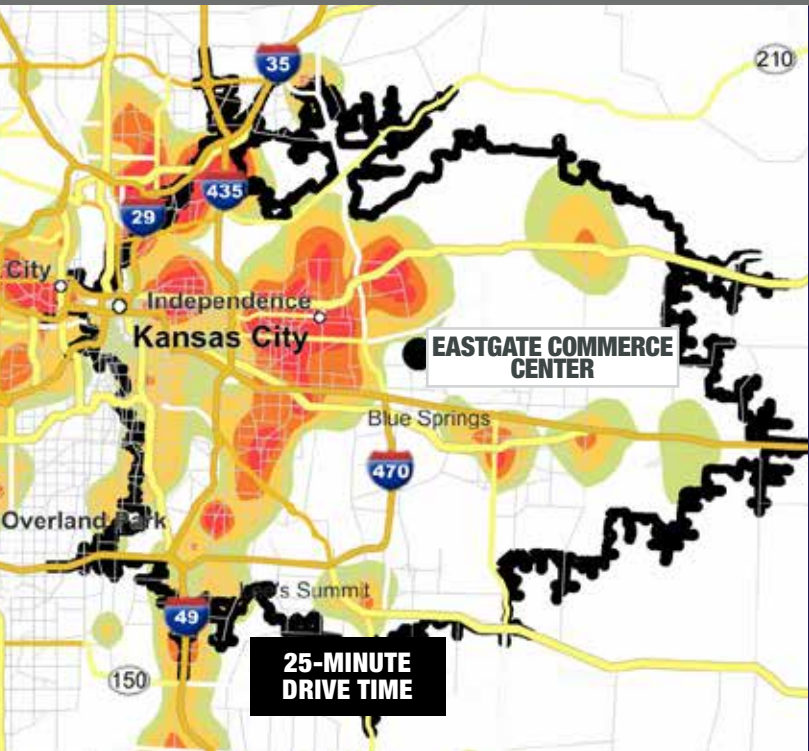
**CUSHMAN &
WAKEFIELD**



NorthPoint™
DEVELOPMENT



WAREHOUSE WORKER LABOR DENSITY (PEOPLE PER SQUARE MILE)



ACCESS TO LARGE LABOR POOL capable of supporting distribution operation

- Large warehouse worker labor pool
- Blue collar underemployment
- Low area affluence
- Part-time college student enrollment
- Warehouse worker net surplus
 - Fulfillment
 - Forklift operator



TAX ABATEMENT IN PLACE FOR 20 YEARS—offering substantial tax saving



HIGHLY EXPERIENCED landlord and developer with extensive in-house resources

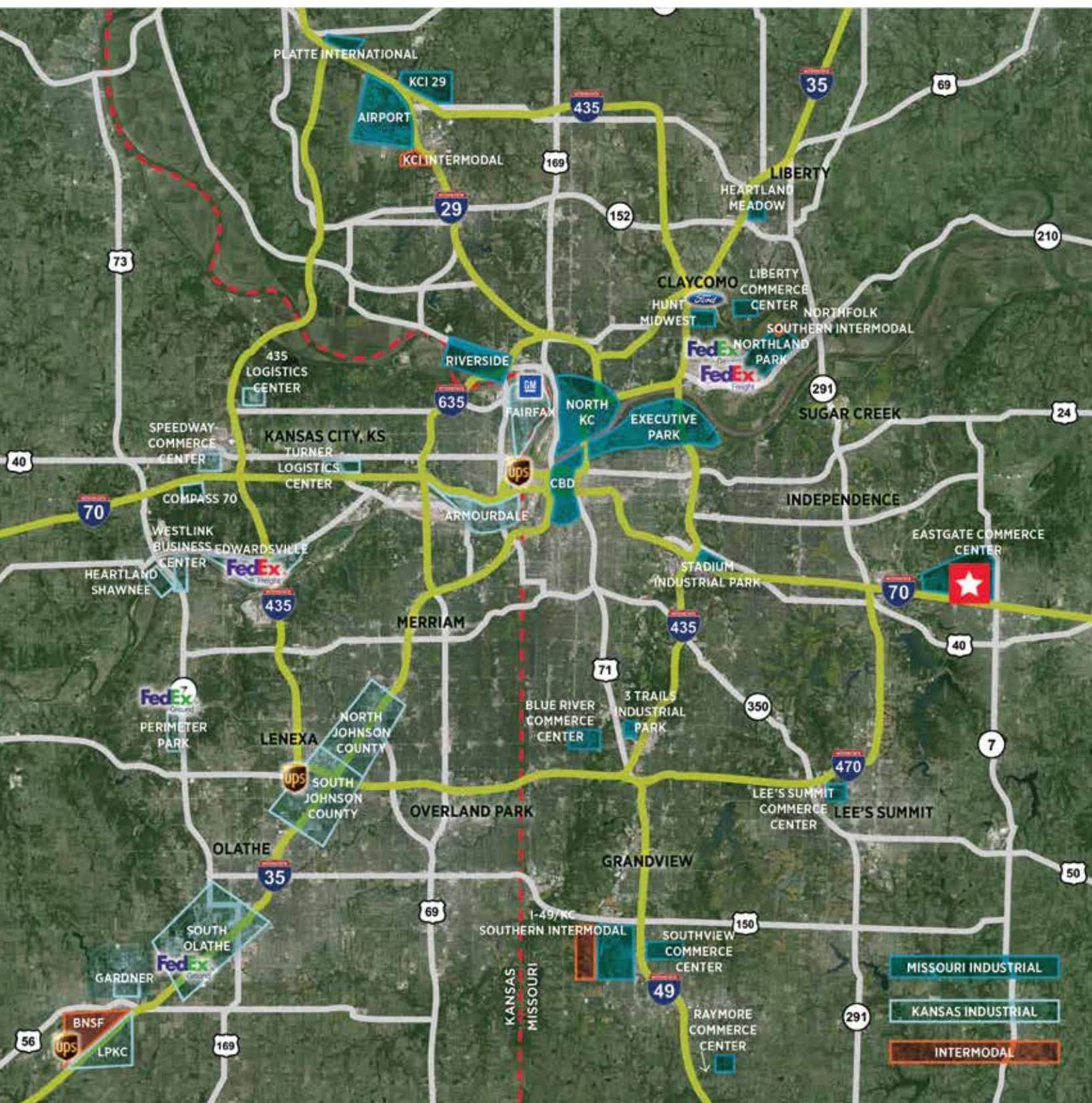


OVER 1,000 ACRES WITH 10 MILLION SQUARE FEET of projected Class A industrial product



STRATEGICALLY LOCATED with unparalleled and immediate access to Interstate 70

KANSAS CITY INDUSTRIAL MARKET MAP



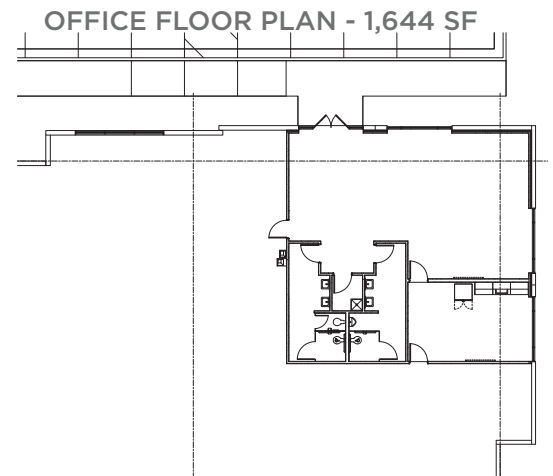
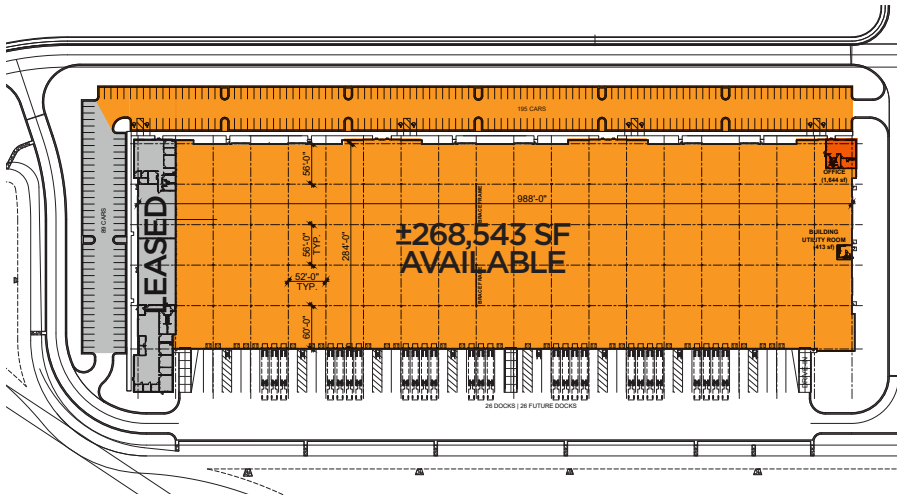


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±268,543 SQUARE FEET **±26** DOCK DOORS **±3** DRIVE INS **±195** CAR PARKING

BUILDING SIZE	±287,183	DRIVE-IN DOORS	3
AVAILABLE SF	±268,543 Divisible	AUTO PARKING	±195
BUILDING DIMENSIONS	284' X 988'	FIRE PROTECTION	ESFR
COLUMN SPACING	52' X 56' COLUMNS	LIGHTING	LED WITH MOTION SENSORS, 30 FC AVERAGE
CLEAR HEIGHT	36'	CONSTRUCTION	TILT-UP CONCRETE
DOCK DOORS	26 (EXPANDABLE)	POWER	3,000 AMPS - 480V 3 PHASE

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