



EASTGATE

COMMERCE CENTER

BUILDING A3
±227,249 SF AVAILABLE

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



JOSEPH S. ACCURSO

Vice Chair

+1 816 412 0216

joe.accurso@cushwake.com



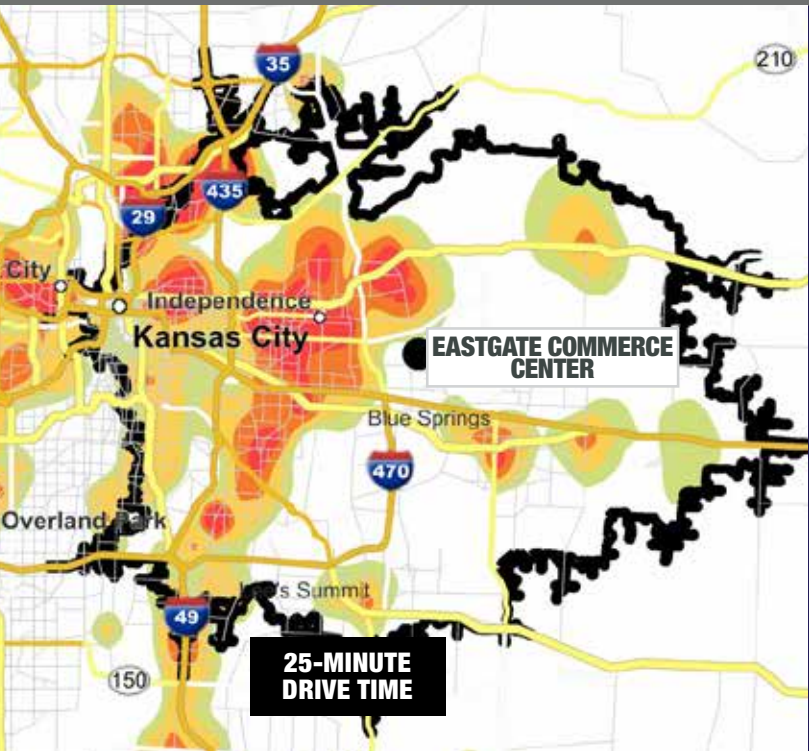
**CUSHMAN &
WAKEFIELD**



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

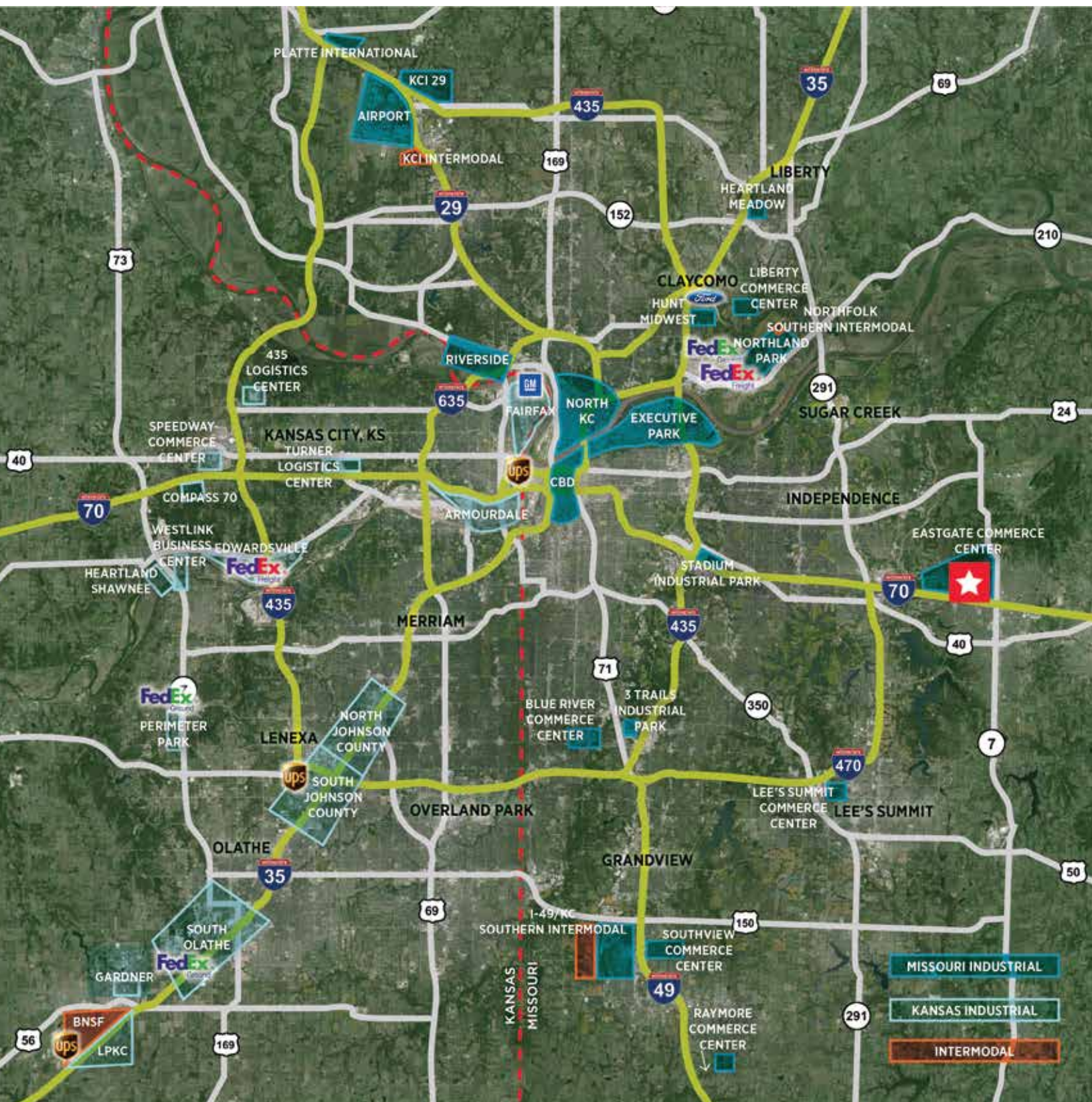


OVER 1,000 ACRES WITH 10 MILLION SQUARE FEET of projected Class A industrial product



STRATEGICALLY LOCATED with unparalleled and immediate access to Interstate 70

KANSAS CITY INDUSTRIAL MARKET MAP



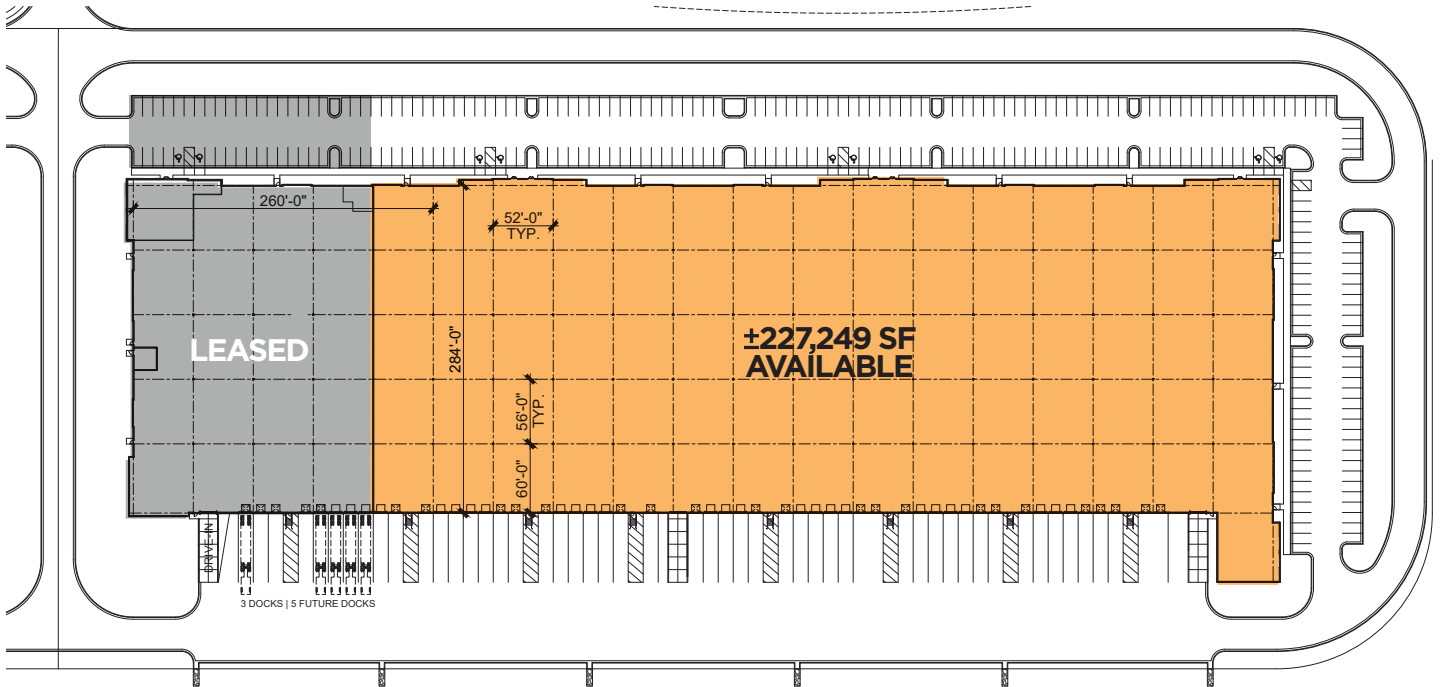


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±227,249 SQUARE FEET **±23** DOCK DOORS **±2** DRIVE INS **±236** CAR PARKING

BUILDING SIZE	±287,183
AVAILABLE SF	±227,249 Divisible
BUILDING DIMENSIONS	284' X 988'
COLUMN SPACING	52' X 56' COLUMNS
CLEAR HEIGHT	36'

DOCK DOORS	23 (EXPANDABLE)
DRIVE-IN DOORS	2
AUTO PARKING	±236
FIRE PROTECTION	ESFR
LIGHTING	LED WITH MOTION SENSORS, 30 FC AVERAGE
CONSTRUCTION	TILT-UP CONCRETE

JOSEPH S. ACCURSO
Vice Chair
+1 816 412 0216
joe.accurso@cushwake.com

BRENT MILES
Chief Marketing Officer
+1 816 838 0748
bmiles@northpointkc.com

