



BUILDING II
±516,553 SF AVAILABLE

2320 WITHERS ROAD / LIBERTY, MO / NEW CONSTRUCTION



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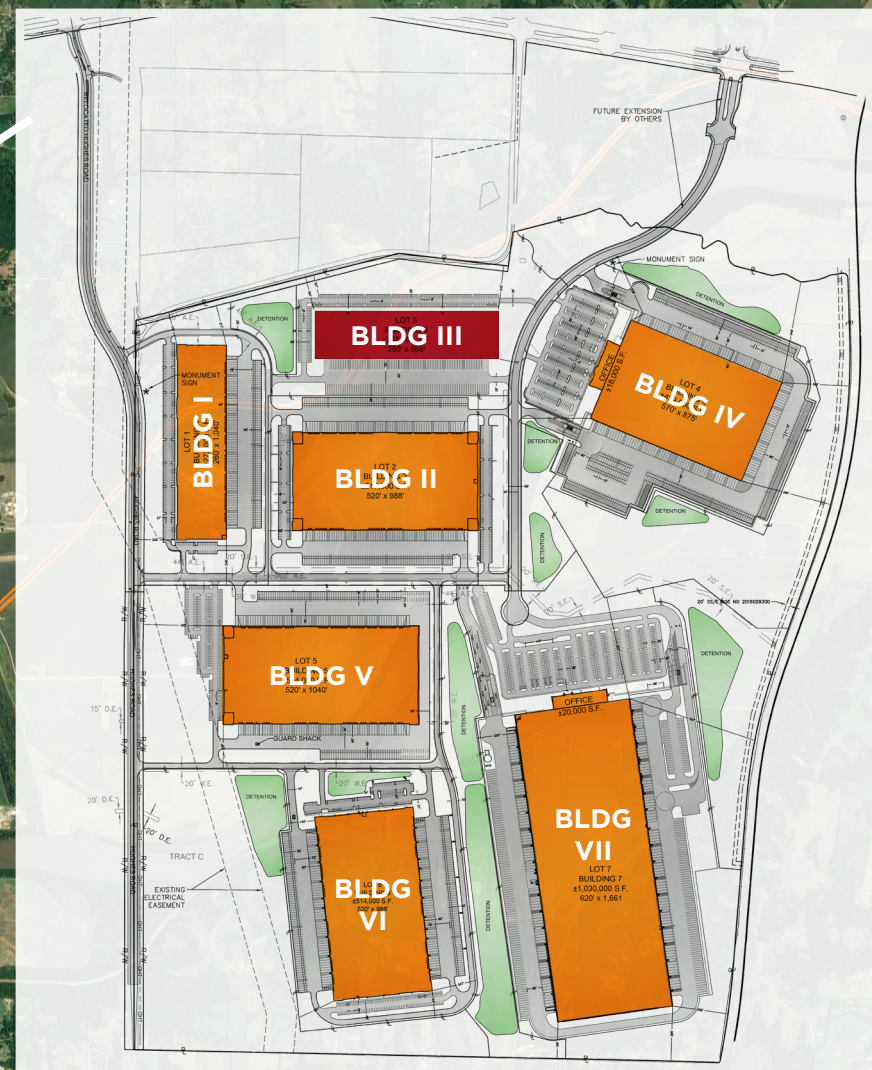
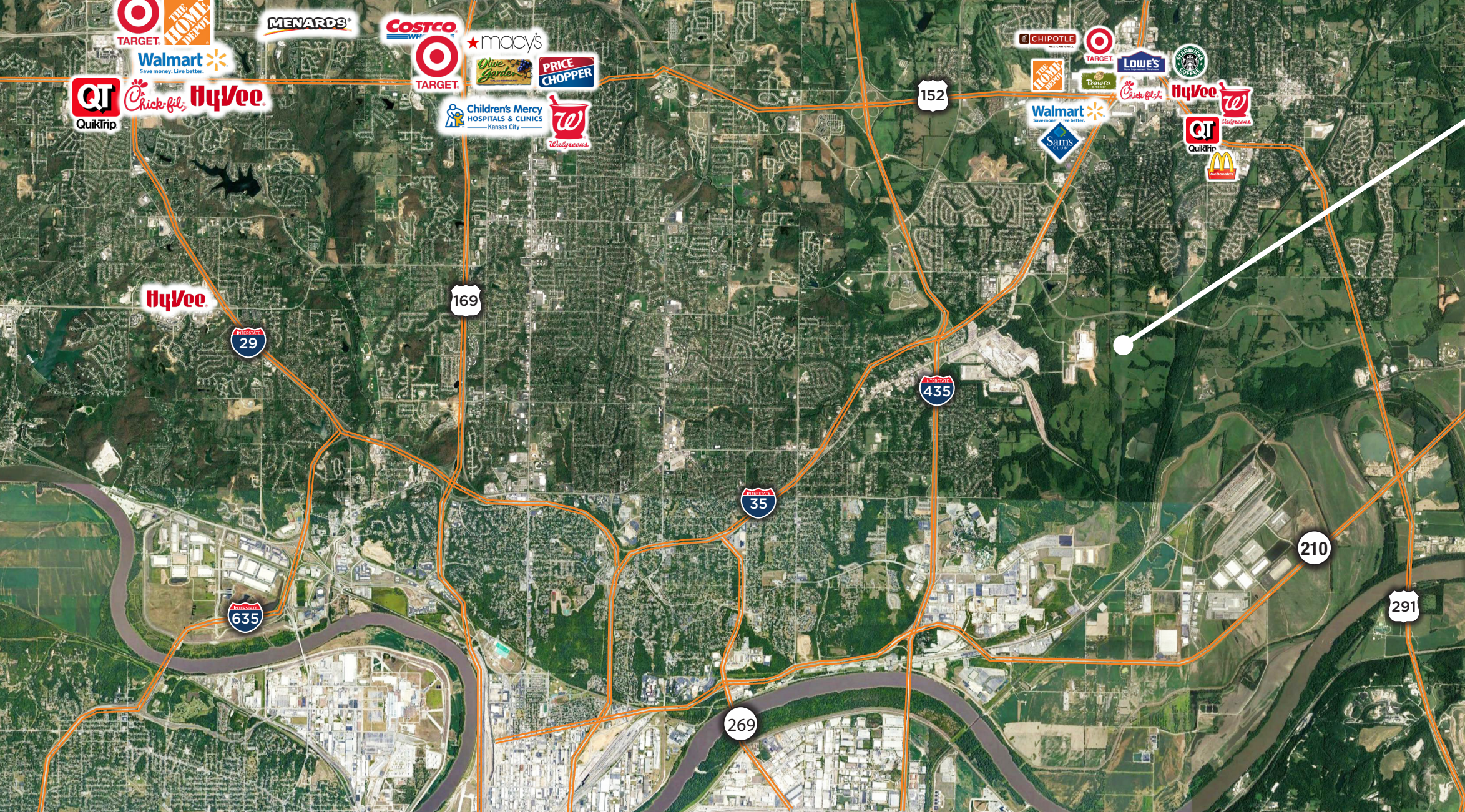
tott@northpointkc.com



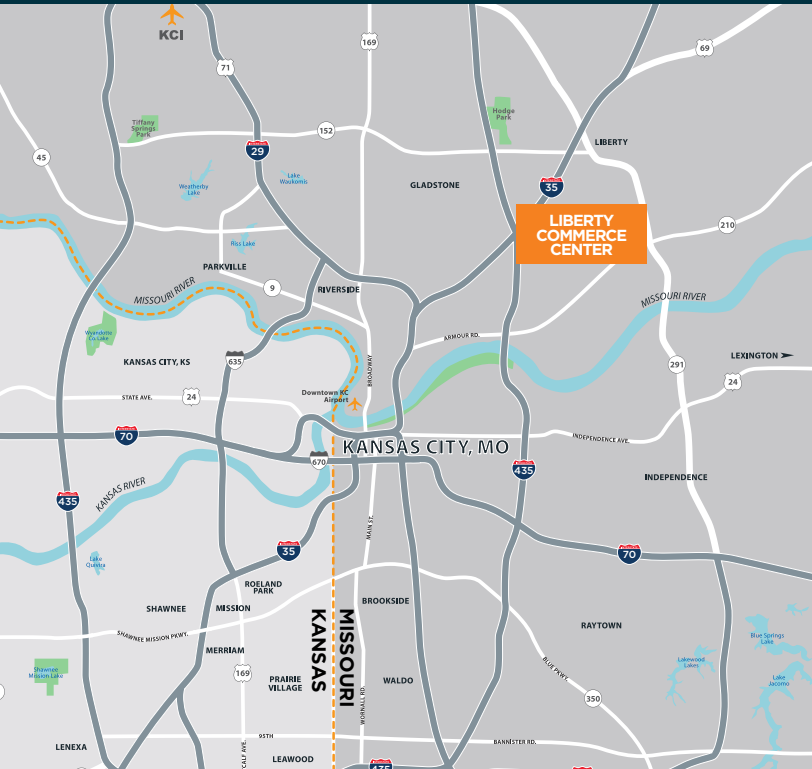
**CUSHMAN &
WAKEFIELD**



NorthPoint™
DEVELOPMENT



INSTANT CONNECTIVITY TO KC METRO



STRATEGICALLY LOCATED with excellent access to I-35 and I-435 via Liberty Parkway



ACCESS TO LARGE LABOR POOL capable of supporting distribution operation



TAX ABATEMENT IN PLACE FOR 20 YEARS—on a fixed PILOT starting with 90% abatement



HIGHLY EXPERIENCED landlord and developer with extensive in-house resources



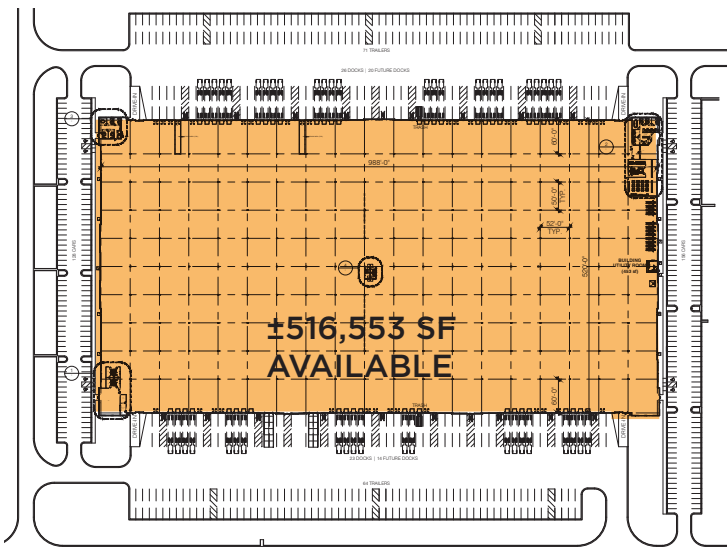
340 ACRES WITH 3.5 MILLION SQUARE FEET of projected Class A industrial product

- BUILDING I**
±272,369 SF
Completed/100% Leased
- BUILDING II**
±516,553 SF Available
Divisible
- BUILDING III**
±281,000 SF
Future Spec/BTS
- BUILDING IV**
±517,000 SF
Completed/100% Leased
- BUILDING V**
±462,472 SF
Completed/100% Leased
- BUILDING VI**
±513,432 SF
Completed/100% Leased
- BUILDING VII**
±1,049,827 SF
Completed/100% Leased

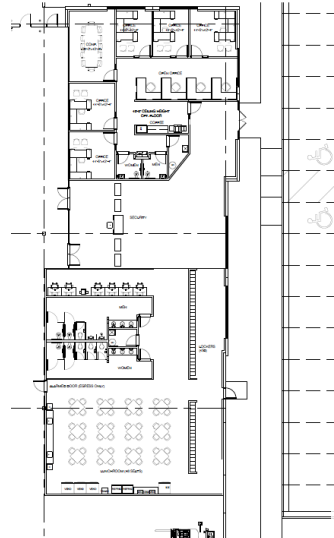


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±516,553 SF AVAILABLE

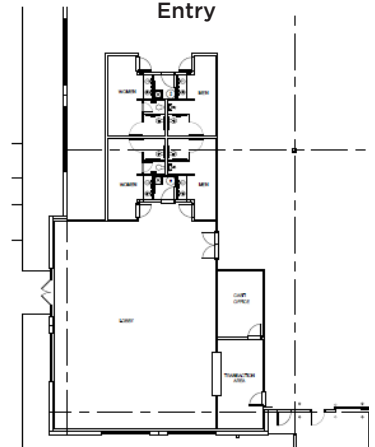
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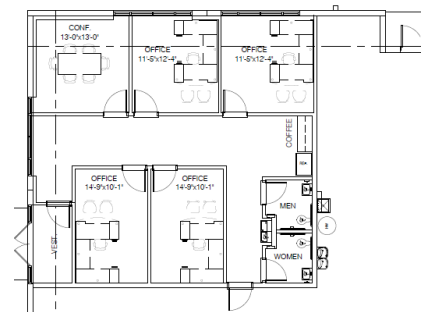
6,000 SF Main Office



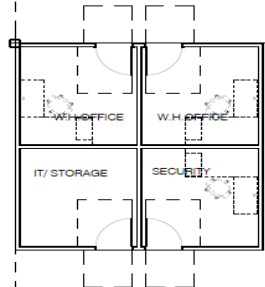
Entry



1,500 SF Remote Office



Security



±516,553 SQUARE FEET **±49** DOCK DOORS **±6** DRIVE IN **±284** CAR PARKING

TAXES	\$0.22 PSF
BUILDING SF	±516,553 (DIVISIBLE)
OFFICE AREA	±11,000
BUILDING DIMENSIONS	520' X 988'
COLUMN SPACING	52' X 50' COLUMNS 52' X 60' SPEED BAYS
CLEAR HEIGHT	40'
DOCK DOORS	49 (EXPANDABLE)

DRIVE-IN DOORS	6
TRAILER PARKING	135
AUTO PARKING	±284 CARS
FIRE PROTECTION	ESFR
LIGHTING	LED WITH MOTION SENSORS, 30 FC AVERAGE, 30" AFF
CONSTRUCTION	100% TILT UP CONCRETE



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