NORTHLAND PARK

BUILDING III
±55,977 SF AVAILABLE

12600 NE 40TH STREET / KANSAS CITY, MO / NEW CONSTRUCTION

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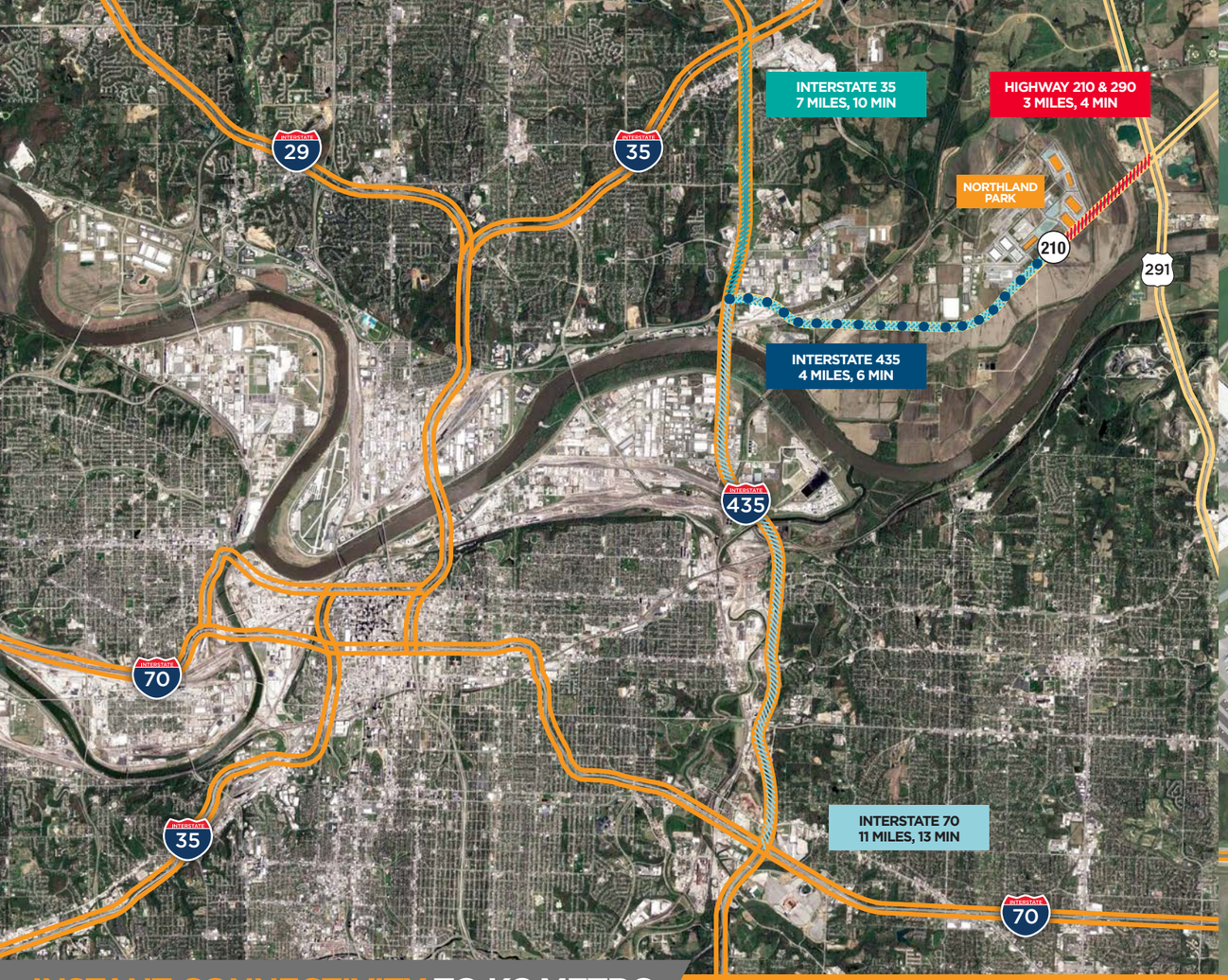
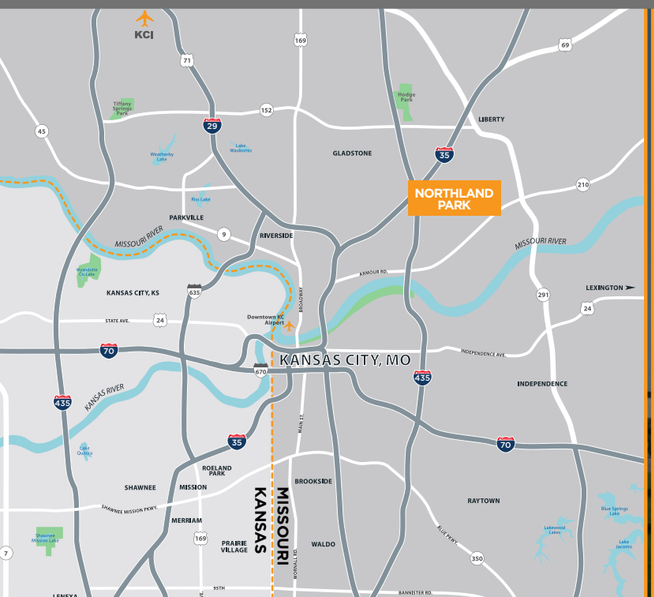
CUSHMAN & WAKEFIELD

NorthPoint™ DEVELOPMENT



INSTANT CONNECTIVITY TO KC METRO



STRATEGICALLY LOCATED with unparalleled access to Interstate 29, 35, 70 and 435 and Highway 210 and 291

ACCESS TO LARGE LABOR POOL capable of supporting distribution operation

AGGRESSIVE REAL ESTATE TAX ABATEMENT—offering substantial tax savings

HIGHLY EXPERIENCED landlord and developer with extensive in-house resources

240 ACRES WITH 4.3 MILLION SQUARE FEET of projected Class A industrial product

- **BUILDING I**
  ±389,186 SF, Fully Leased
- **BUILDING II**
  ±413,332 SF, Fully Leased
- **BUILDING III**
  ±55,977 SF Available
- **BUILDING IV**
  ±303,300 SF, Fully Leased
- **BUILDING V**
  ±340,000 SF, Fully Leased
- **BUILDING VI**
  ±548,560 SF, Fully Leased
- **BUILDING VII**
  ±418,619 SF, Fully Leased
- **BUILDING VIII**
  ±274,730 SF, Fully Leased

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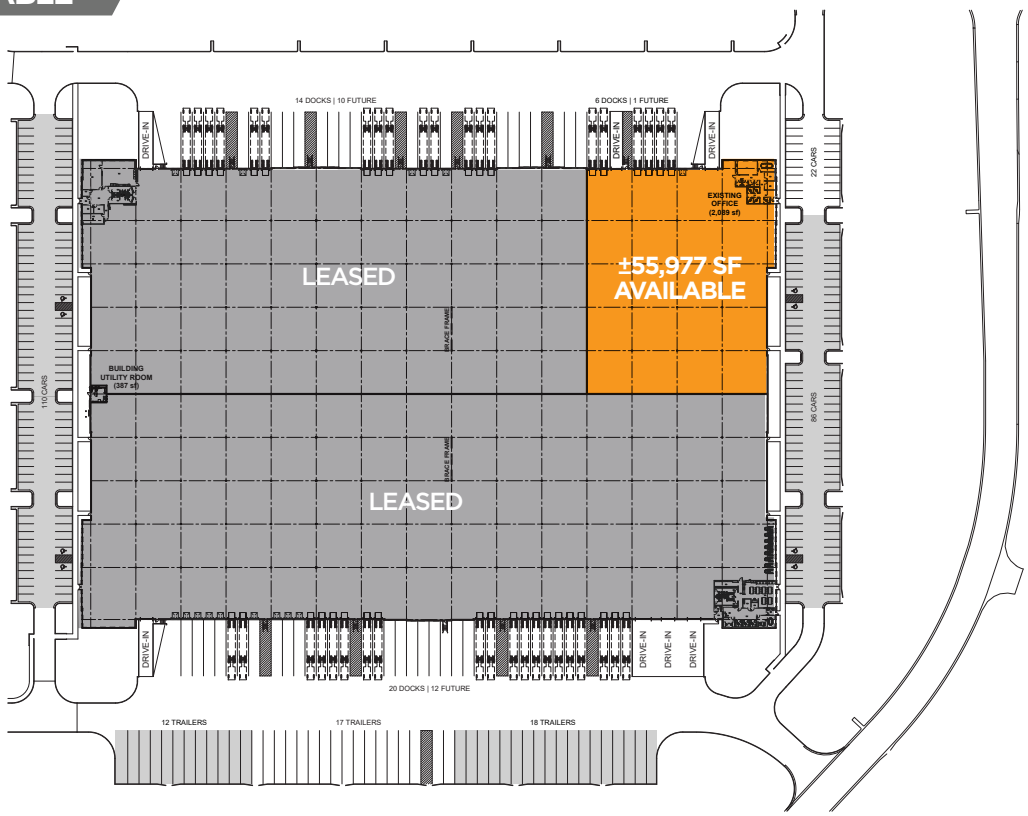
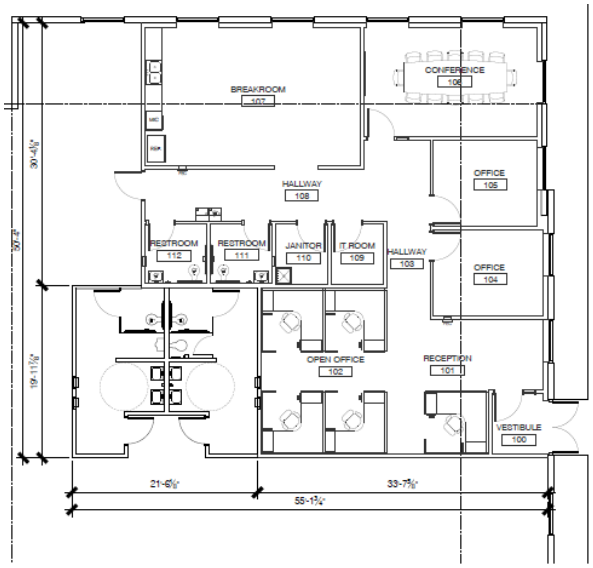


±55,977 SQUARE FEET | **±6** DOCK DOORS | **±2** DRIVE-INS | **±22** CAR PARKING

BUILDING SIZE	**±413,331**
AVAILABLE SF	**±55,977**
OFFICE SF	**±2,089**
BUILDING DIMENSIONS	**520' X 780'**
COLUMN SPACING	**50' X 52' COLUMNS** **52' X 60' SPEED BAYS**
CLEAR HEIGHT	**36'**
DOCK DOORS	**6 (EXPANDABLE TO 7)**
DRIVE-INS	**2**
AUTO PARKING	**±22 CARS**
FIRE PROTECTION	**ESFR - K-25 I K-17**
LIGHTING	**LED, 30 FC IN WAREHOUSE** **SITE FULLY LIT**
CONSTRUCTION	**PRE-CAST CONCRETE**

Existing Office Plan



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