LOGISTICS PARK
KANSAS CITY

BUILDING 6 FOR LEASE

18451 MONTROSE ST
EDGERTON, KS



± 270,151 SF

AT LPKC INTERMODAL CENTER

MODERN DISTRIBUTION
WAREHOUSE
SPACE AVAILABLE

NEWMARK
ZIMMER

BNSF RAILWAY

Marq

NorthPoint™ DEVELOPMENT

logisticsparkkc.com

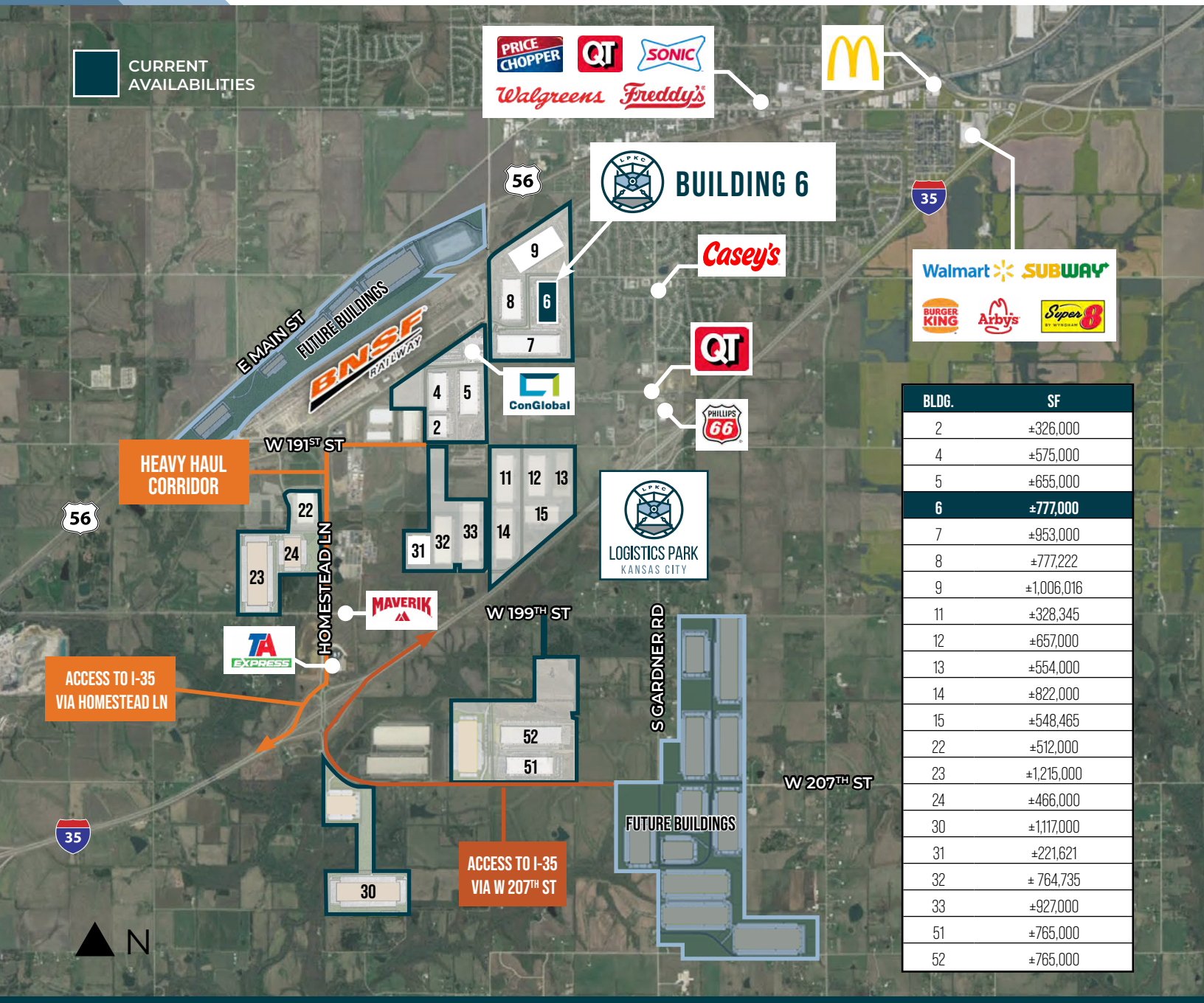
STRATEGIC LOCATION

LOCATE HERE. SHIP ANYWHERE.



35	435	70		
5 Minutes	15 Minutes	25 Minutes	CBD 30 Minutes	KCI Airport 40 Minutes

MASTER SITE PLAN



BLDG.	SF
2	±326,000
4	±575,000
5	±655,000
6	**±777,000**
7	±953,000
8	±777,222
9	±1,006,016
11	±328,345
12	±657,000
13	±554,000
14	±822,000
15	±548,465
22	±512,000
23	±1,215,000
24	±466,000
30	±1,117,000
31	±221,621
32	± 764,735
33	±927,000
51	±765,000
52	±765,000

LOCATION ADVANTAGES

- Reduced transportation costs
- Strategically and centrally located
- Master-planned distribution and warehouse development
- Efficient movement of global goods
- Optimized supply chains
- Served by global intermodal transportation leader, BNSF Railway
- Foreign Trade Zone Opportunity – Reduced Fees and Accelerated Supply Chain

SITE PLAN



SITE FEATURES

LOCAL ECONOMIC INCENTIVES

Fixed PILOT 50% Property Tax Abatement

LABOR POOL

Available Workforce for Warehousing and Manufacturing

BNSF INTERMODAL

Adjacent to BNSF's Transcontinental Main Line

FUEL COST

Reduced Fuel Cost Volatility

CLASS-A DESIGN

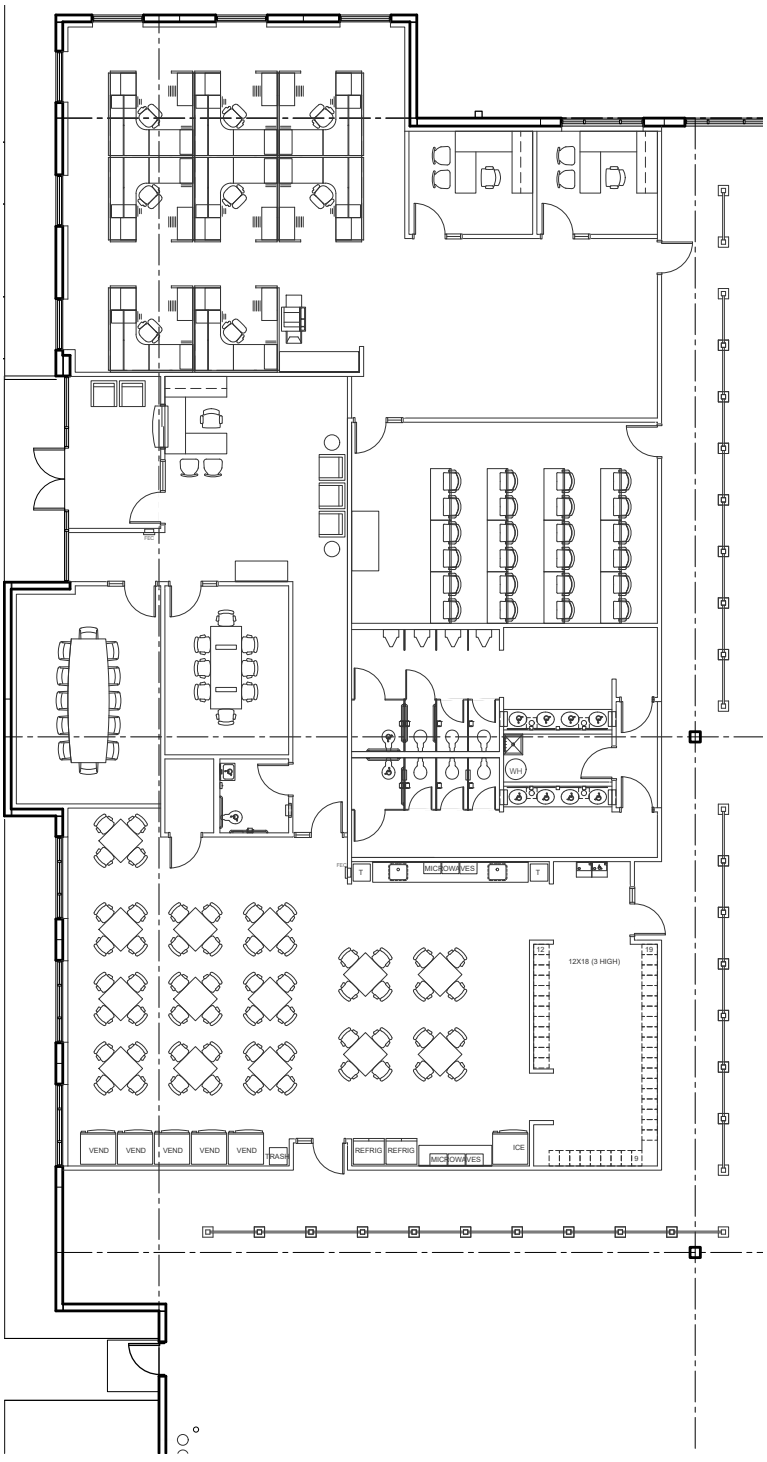
State-of-the Art Crossdock Distribution Building

STATE-WIDE ECONOMIC INCENTIVES

Incentives Available through the State of Kansas

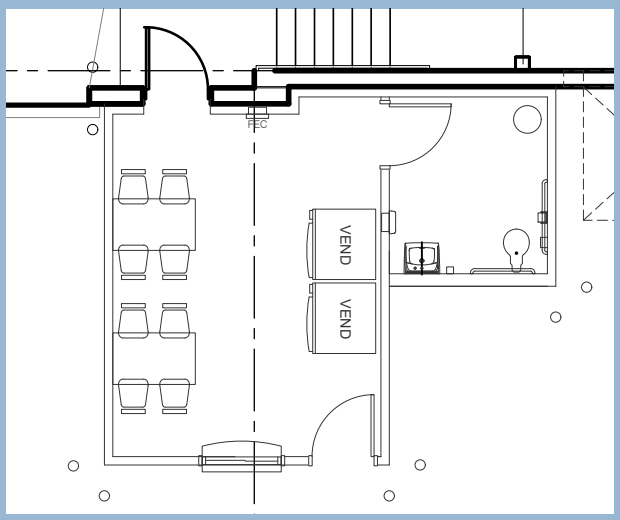
FLOOR PLAN

EXISTING OFFICE: ±6,323 SF

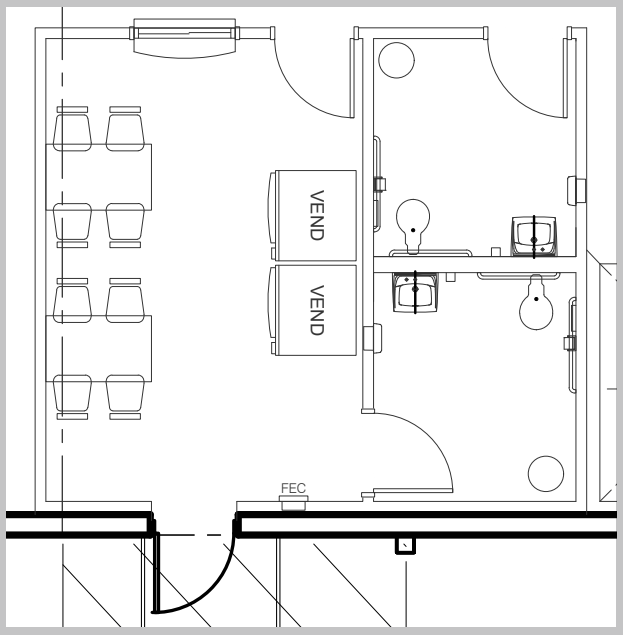


* Furniture not to stay in place

EXISTING OFFICE: ±385 SF



EXISTING OFFICE: ±324 SF



BUILDING SPECIFICATIONS



±270,151 SF AVAILABLE | **26** DOCK DOORS | **2** DRIVE IN DOORS | **50** TRAILER PARKING | **128** CAR PARKING

BUILDING SIZE	±777,222 SF
AVAILABLE	±270,151 SF
OFFICES	±324 SF; ±385 SF; ±6,323 SF
CLEAR HEIGHT	36’
COLUMN SPACING	52’ X 50’, 52’ X 60’ AT SPEED BAYS
DOCK DOORS	26 DOCKS, 20 FUTURE
DRIVE IN DOORS	2 - 16’ X 14’
CAR PARKING	128
CONSTRUCTION	CONCRETE TILT-UP
FLOOR	7” CONCRETE SLAB UNREINFORCED, SEALED FLOOR JOINTS

SPRINKLERS	ESFR
FANS	6 HVLS FANS
ELECTRICAL SERVICE	400 AMPS 480 VOLT 3 PHASE
LIGHTING	LED
HEAT	HIGH E GAS FIRED MAU’S
WATER	JC WD 7
SEWER	EDGERTON - NEW TREATMENT FACILITY
ELECTRICITY	EVERGY
GAS	KANSAS GAS ENERGY
FIRE PROTECTION	JOHNSON COUNTY FIRE DEPT. #1
INTERMODAL ACCESS	±2 MILES TO BNSF GATE

NEWMARK ZIMMER

NorthPoint™ DEVELOPMENT

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