



NORTHLAND

PARK

BUILDING VI
±548,560 SF AVAILABLE

4029 N PLEASANT AVENUE / KANSAS CITY, MO / NEW CONSTRUCTION



NOT ACTUAL BUILDING

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**CUSHMAN &
WAKEFIELD**

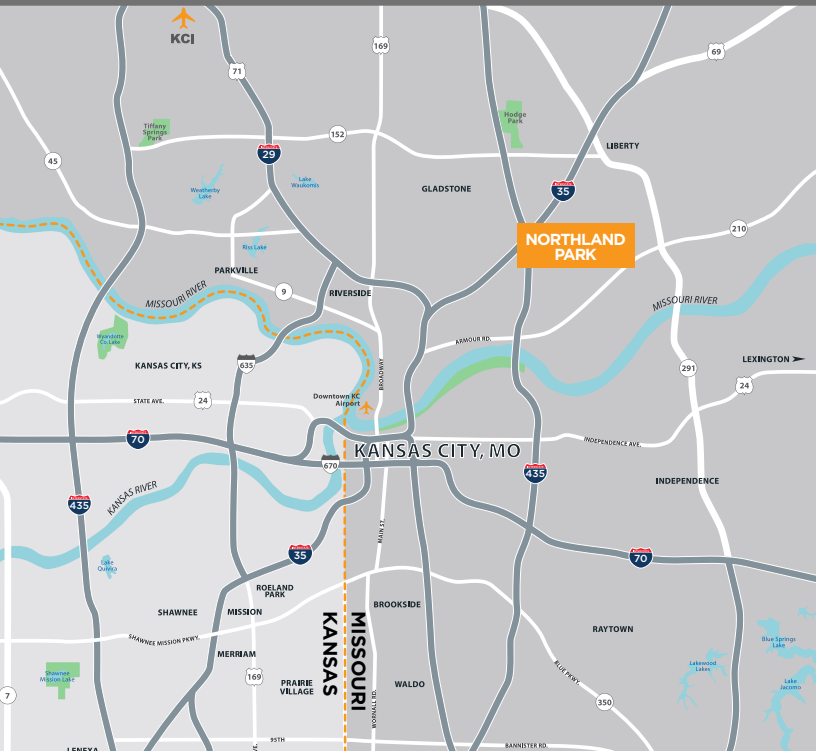


NorthPoint™
DEVELOPMENT



- EXISTING
- UNDER CONSTRUCTION
- PROPOSED

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—90% for years 1-10 and 50% for years 11-20



HIGHLY EXPERIENCED landlord and developer with extensive in-house resources



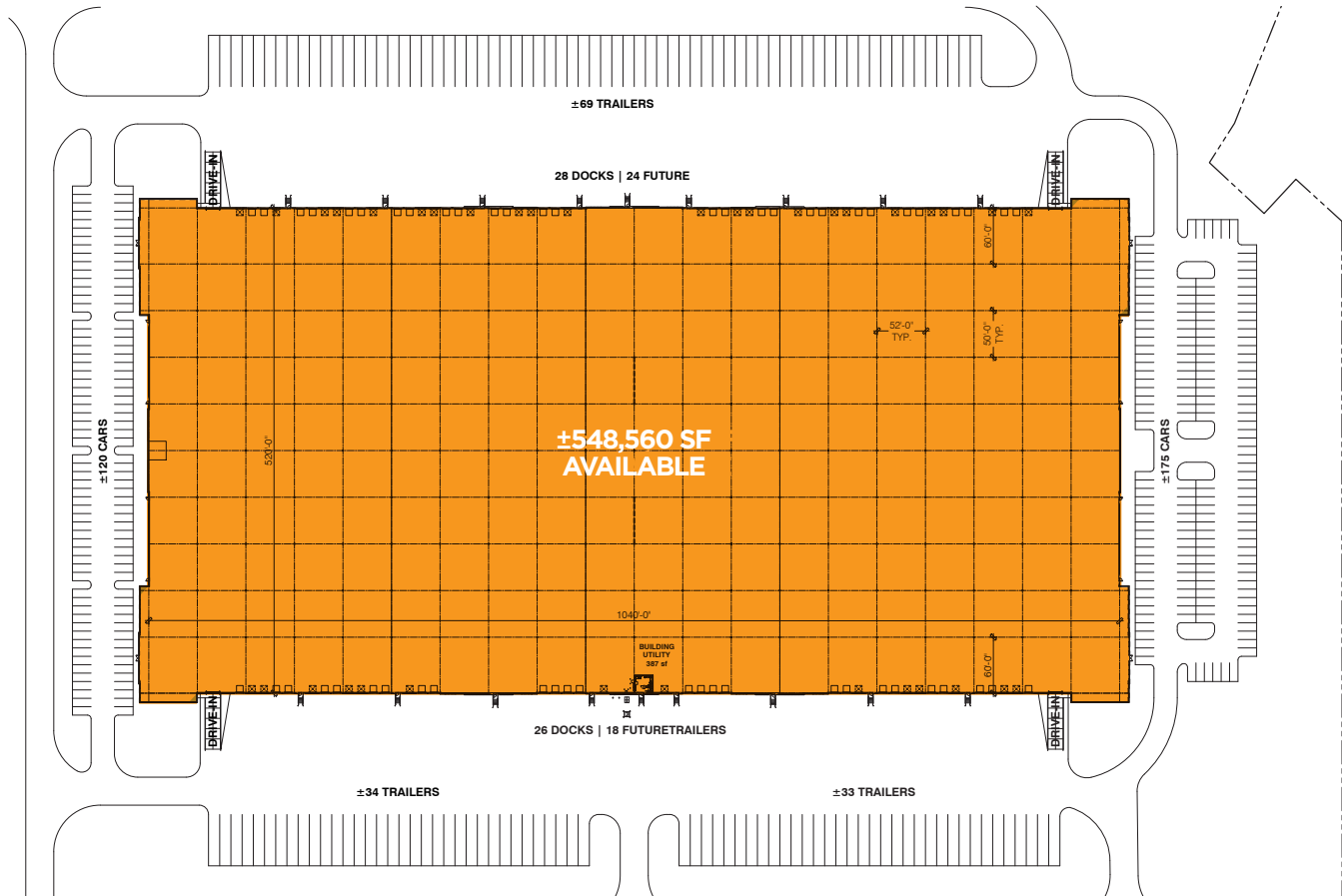
240 ACRES WITH 4.3 MILLION SQUARE FEET of projected Class A industrial product

- **BUILDING I**
±388,900 SF, Fully Leased
- **BUILDING II**
±413,332 SF, Fully Leased
- **BUILDING III**
±413,332 SF, Fully Leased
- **BUILDING IV**
±303,300 SF, Fully Leased
- **BUILDING V**
±340,000 SF, Fully Leased
- **BUILDING VI**
±548,560 SF Available
- **BUILDING VII**
±521,520 SF, Proposed
- **BUILDING VIII**
±274,730 SF, Proposed

NORTHLAND PARK

BUILDING VI
±548,560 SF AVAILABLE

4029 N PLEASANT AVENUE / KANSAS CITY, MO / NEW CONSTRUCTION



±548,560 SQUARE FEET **±54** DOCK DOORS **±4** DRIVE INS **±295** CAR PARKING

LEASE RATE	\$4.25 PSF	DOCK DOORS	54 (EXPANDABLE)
CAM / TAXES / INS	\$0.25 / \$0.08 / \$0.06 PSF	DRIVE-IN DOORS	4
BUILDING SF	±548,560	TRAILER PARKING	130' ALL CONCRETE
AVAILABLE SF	±548,560	AUTO PARKING	±295 CARS
BUILDING DIMENSIONS	520' DEEP X 1,040'	FIRE PROTECTION	ESFR - K-25 K-17
COLUMN SPACING	50' X 52' COLUMNS 60' X 52' SPEED BAYS	LIGHTING	LED, 30 FC IN WAREHOUSE SITE FULLY LIT
CLEAR HEIGHT	36'	CONSTRUCTION	PRE-CAST CONCRETE



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