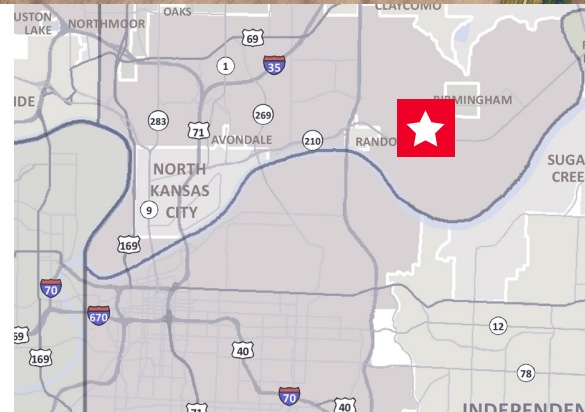




12 & 17 Acre Sites Available in Premiere Business Park

Property Highlights

- 12 and 17 acres sites offered for sale or build-to-suit
- Both lots with excellent visibility and access to new four-lane M-210 Highway, frontage at North Kimball Drive
- Home to Ford Motor Company Warehouse, Staples, Musician's Friend, FedEx Ground, FedEx LTL, WW Grainger and 4 newly developed spec buildings totaling 1,500,000 square feet
- Convenient access to Highway M-210 (new 4-lane highway) and three miles to Interstate 435
- New diverging intersection at I-435 and M-210 Highway
- Just minutes from Norfolk Southern Intermodal, Triple Crown Services Intermodal and the Ford Claycomo Plant
- Zoned M1-5, Manufacturing
- Located within Missouri Enhanced Enterprise Zone
- 50% tax abatement for 10 years to qualified firms (possibly 100%)



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**CUSHMAN &
WAKEFIELD**

BUILD-TO-SUIT

Northland Park Prime Sites

Highway 210 & N Kimball Drive / Kansas City, MO

Project Data

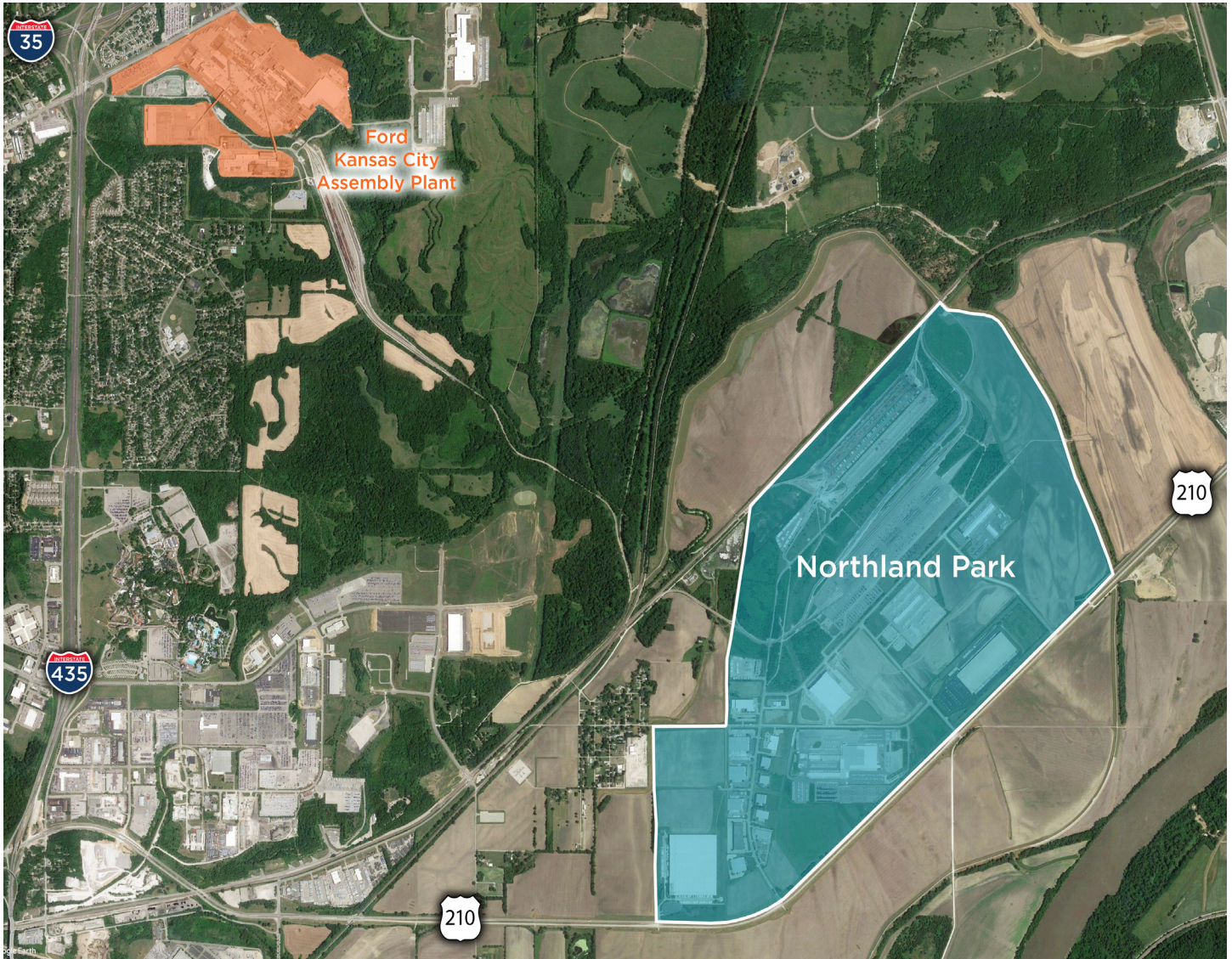
Lot Numbers	Building Dimensions	Building Area (SF)	Lot Acreage	Price PSF
Lot 10	660' x 260'	171,600 SF	±12	Withheld
Lot 11	710' x 270'	191,700 SF	±17	Withheld

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Developer Information



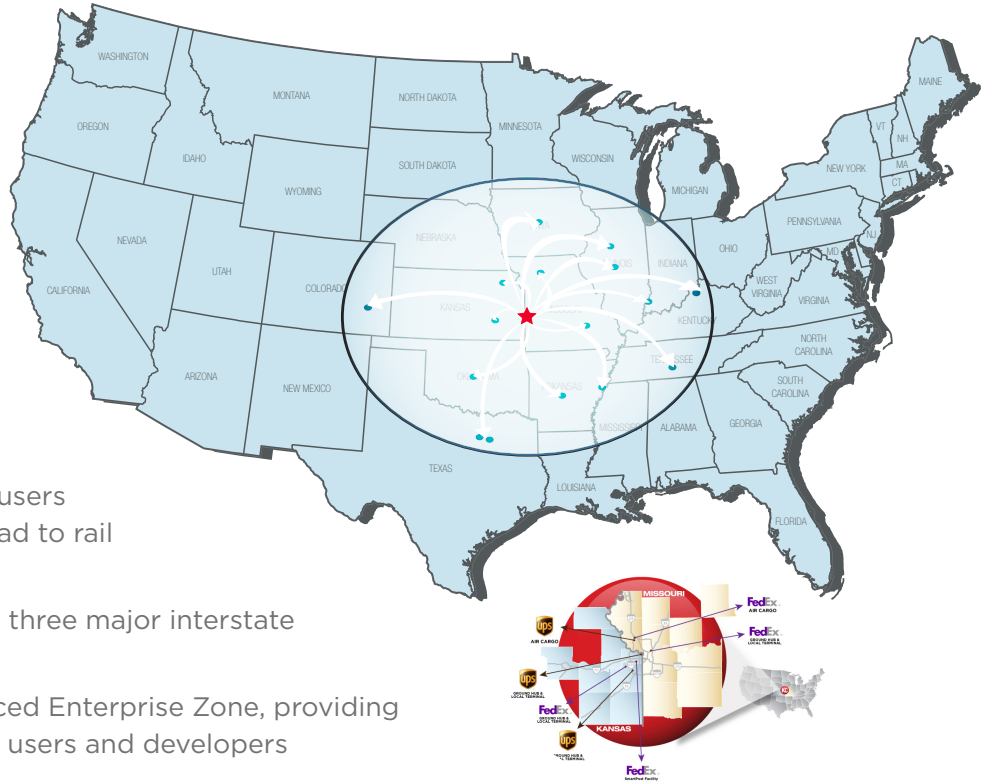
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Location, Location, Location!

- Flexible lot sites from ± 4.8 to ± 17 acres
- Possible 90% tax abatement for 10 years
- M1-5 zoning provides additional industrial uses not available at competing developments
- Located next to Norfolk Southern Intermodal and one of Triple Crown Services' key intermodal facilities, providing users fast, efficient and affordable road to rail service
- Multiple routes to connect with three major interstate highways
- Located within Missouri Enhanced Enterprise Zone, providing additional incentives to eligible users and developers
- Central location provides one day trucking radius to all major midwest markets (see map above)



Greater Kansas City Area

- The Kansas City area consistently ranks among the Top U.S. Cities For Supporting Small Businesses, according to Entrepreneur magazine. Most recently, Kansas City was named the No. 1 place to start and grow a business in the Midwest and ranked No. 11 nationally.
- Kansas City's Cost-Of-Living measures below the U.S. average, as reported by ACCRA. Among large U.S. cities, this performance makes Kansas City among the most affordable.
- Kansas City ranks as the nation's Eighth-Strongest Metropolitan Area in terms of its economy according to a 20-year study done by Policom Corporation.
- Kansas City made Frommer's list of Top Destinations 2012 alongside cities like Beirut, Lebanon, and the Caribbean island of Curacao. Frommer's focuses on Kansas City's cultural diversity, with emphasis on the evolving performing arts scene and the wide variety of entertainment.

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