



NORTHLAND

PARK

BUILDING VII
±418,619 SF AVAILABLE

HIGHWAY 210 & N PLEASANT AVE / KANSAS CITY, MO / NEW CONSTRUCTION



NOT ACTUAL BUILDING

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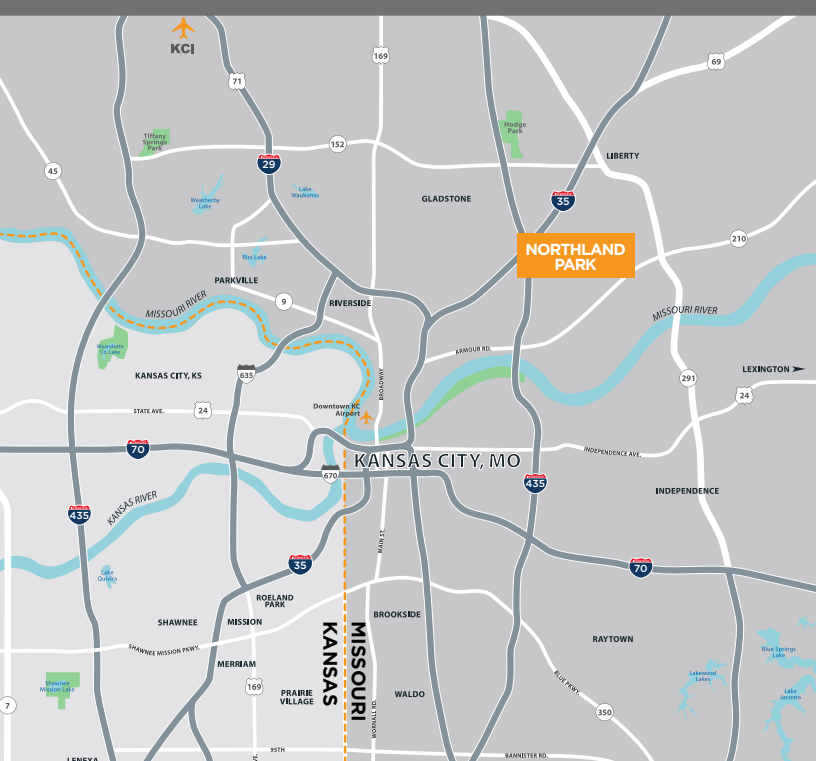
**CUSHMAN &
WAKEFIELD**



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

HIGHLY EXPERIENCED landlord and developer with extensive in-house resources

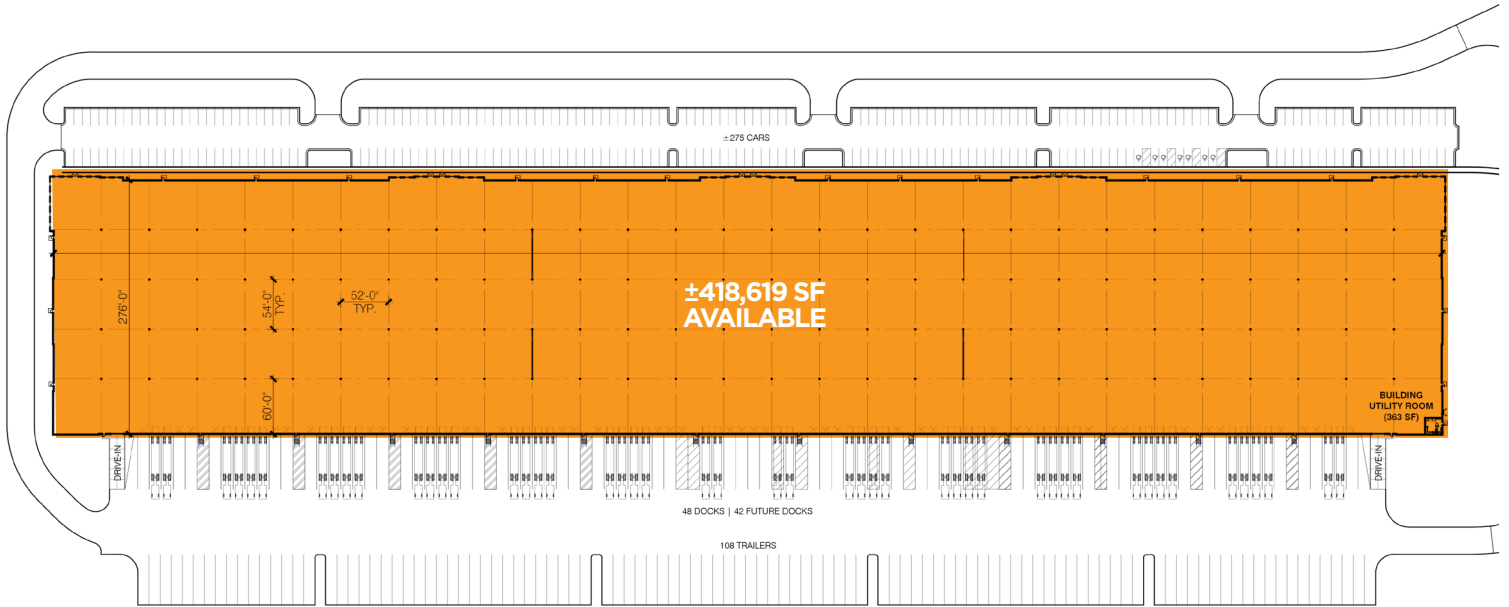
240 ACRES WITH 4.3 MILLION SQUARE FEET of projected Class A industrial product

- **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, Fully Leased
- **BUILDING VII**
±418,619 SF, Summer 2021 Delivery
- **BUILDING VIII**
±274,730 SF, December 2020 Delivery

NORTHLAND PARK

BUILDING VII
±418,619 SF AVAILABLE

HIGHWAY 210 & N PLEASANT AVE / KANSAS CITY, MO / NEW CONSTRUCTION



±418,619 SQUARE FEET **±48** DOCK DOORS **±2** DRIVE INS **±275** CAR PARKING

LEASE RATE	\$4.50 PSF	DOCK DOORS	48 (EXPANDABLE)
CAM / TAXES / INS	\$0.30 / \$0.08 / \$0.06 PSF	DRIVE-IN DOORS	2
BUILDING SF	±418,619	TRAILER PARKING	108
AVAILABLE SF	±418,619	AUTO PARKING	±275 CARS
BUILDING DIMENSIONS	276' X 1,580'	FIRE PROTECTION	ESFR - K-25 K-17
COLUMN SPACING	54' 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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