

# TURNER LOGISTICS CENTER

**BUILDING I**  
**±406,000 SF AVAILABLE**

**I-70 & NEW TURNER DIAGONAL / KANSAS CITY, KS / NEW CONSTRUCTION**



NOT ACTUAL BUILDING

**JOSEPH S. ACCURSO**

Executive Director

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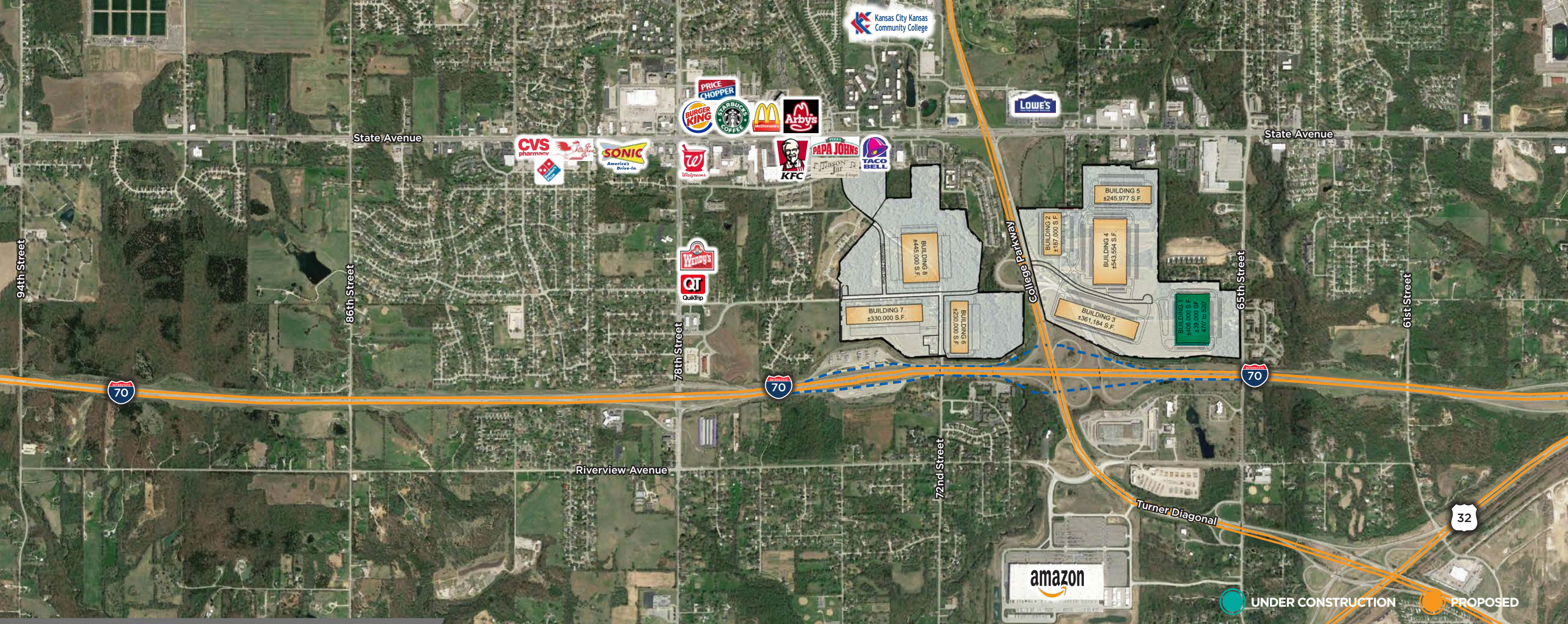
**BRENT MILES**

Chief Marketing Officer

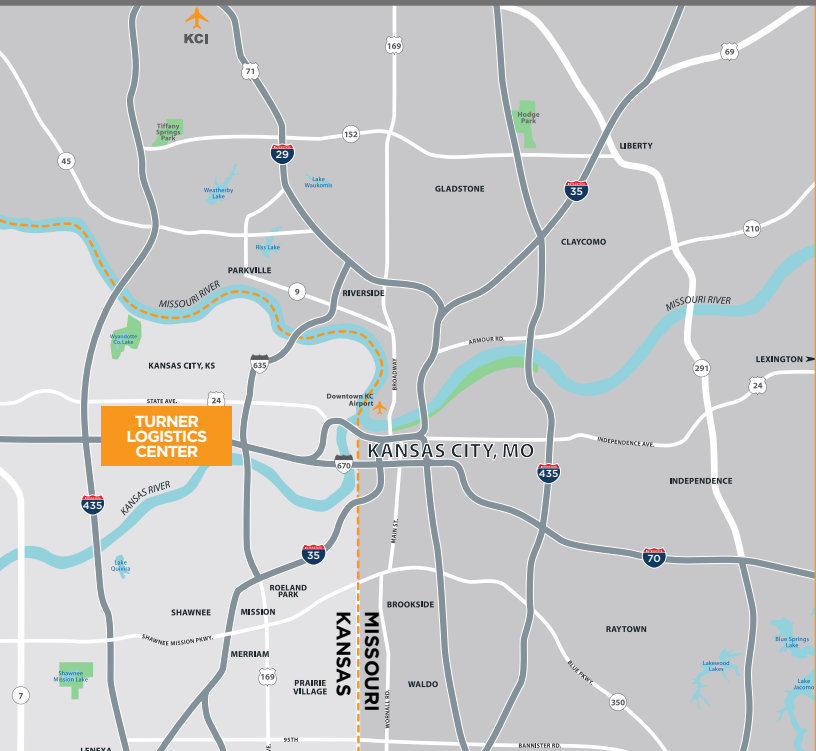
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**INSTANT CONNECTIVITY TO KC METRO**



**STRATEGICALLY LOCATED**  
with unparalleled and immediate access to Interstate 70



**UNPRECEDENTED REAL ESTATE TAX ABATEMENT**—\$12 psf with \$0.02 psf increases for 10 year abatement period



**250 ACRES WITH 3 MILLION SQUARE FEET** of projected Class A industrial product



**ACCESS TO LARGE LABOR POOL** capable of supporting distribution operation



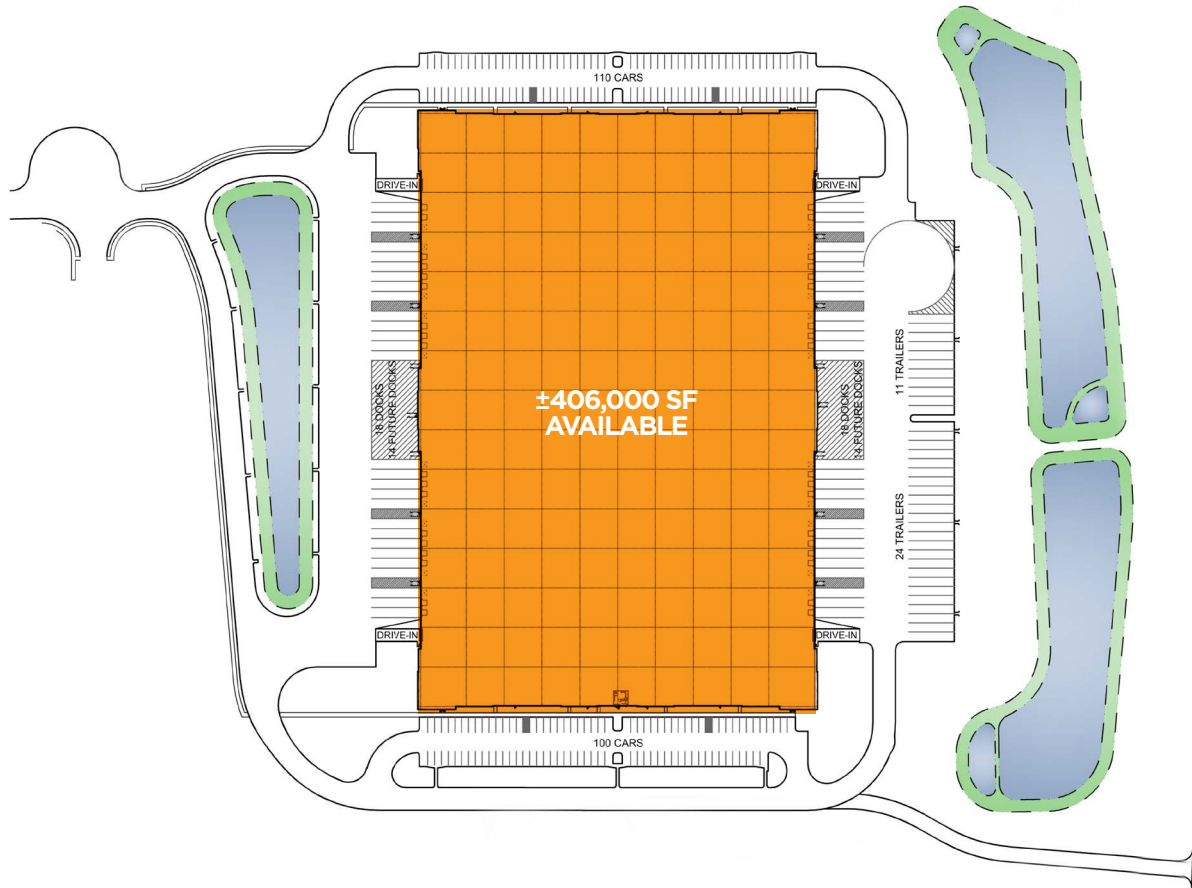
**HIGHLY EXPERIENCED** landlord and developer with extensive in-house resources



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**±406,000** SQUARE FEET    **±36** DOCK DOORS    **±4** DRIVE INS    **±210** CAR PARKING

LEASE RATE	<b>\$4.50 PSF</b>	DOCK DOORS	<b>36 (EXPANDABLE)</b>
CAM / TAXES / INS	<b>\$0.30 / \$0.12 / \$0.06 PSF</b>	DRIVE-IN DOORS	<b>4</b>
BUILDING SF	<b>±406,000</b>	TRAILER PARKING	<b>35</b>
AVAILABLE SF	<b>±406,000</b>	AUTO PARKING	<b>±210 CARS</b>
BUILDING DIMENSIONS	<b>520' DEEP X 780'</b>	FIRE PROTECTION	<b>ESFR - K-25   K-17</b>
COLUMN SPACING	<b>50' X 52' COLUMNS 60' X 52' SPEED BAYS</b>	LIGHTING	<b>LED, 30 FC IN WAREHOUSE SITE FULLY LIT</b>
CLEAR HEIGHT	<b>36'</b>	CONSTRUCTION	<b>PRE-CAST CONCRETE</b>



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