TURNER LOGISTICS CENTER

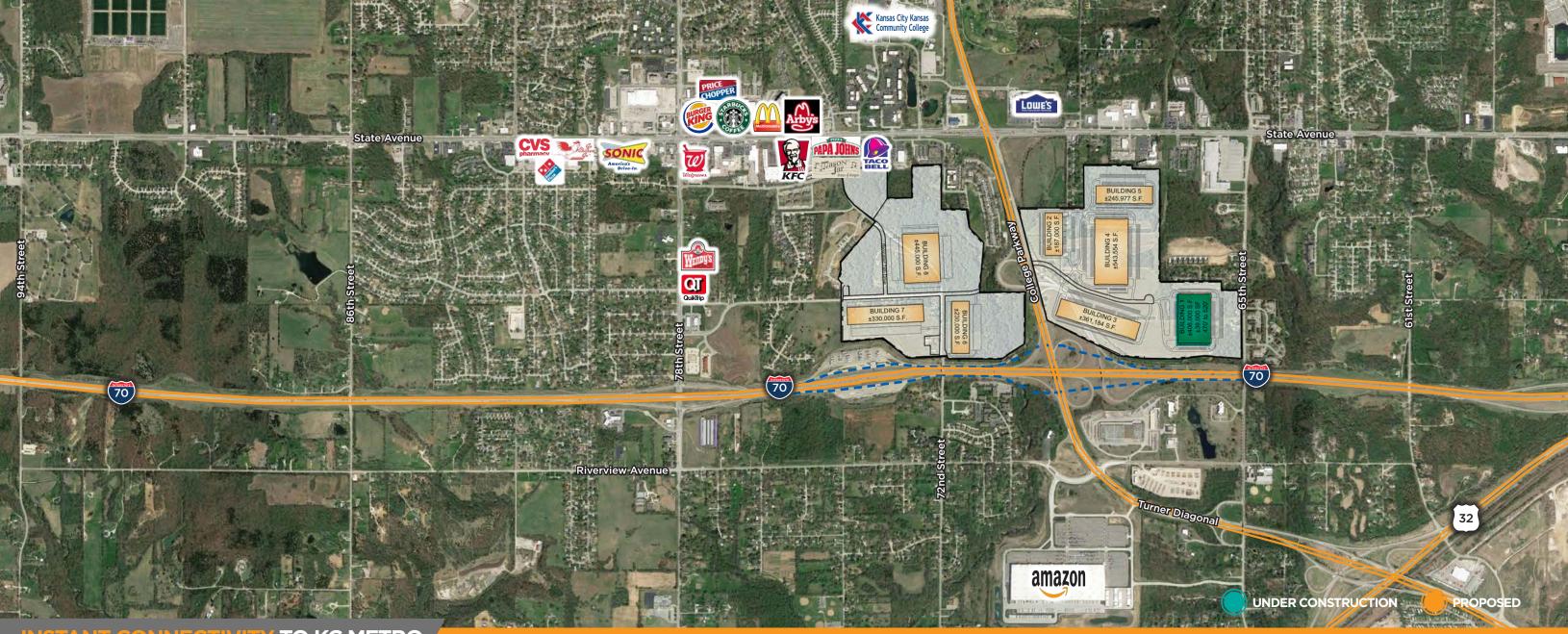
BUILDING I I-70 & NEW TURNER DIAGONAL / KANSAS CITY, KS / NEW CONSTRUCTION ±406,000 SF AVAILABLE

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INSTANT CONNECTIVITY TO KC METRO





STRATEGICALLY LOCATED with unparalleled and immediate access to Interstate 70

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

distribution operation



REAL ESTATE TAX ABATEMENT-\$.12 psf with \$.02 psf increases for 10 year abatement period



HIGHLY EXPERIENCED landlord and developer with

extensive in-house resources



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

TURNER LOGISTICS CENTER

BUILDING I 2406,000 SF AVAILABLE

±406,000 SQUARE **±36** DOCK **±4** INS



LEASE RATE	\$4.50 PSF	DOCK DOORS	36 (EXPANDABLE)
CAM / TAXES / INS	\$0.30 / \$0.12 / \$0.06 PSF	DRIVE-IN DOORS	4
BUILDING SF	±406,000	TRAILER PARKING	35
AVAILABLE SF	±406,000	AUTO PARKING	±210 CARS
BUILDING DIMENSIONS		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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