

BLUE RIVER

COMMERCE CENTER

BUILDING II
±294,451 SF AVAILABLE

1300 E 94TH STREET / KANSAS CITY, MO / NEW CONSTRUCTION



NOT ACTUAL BUILDING

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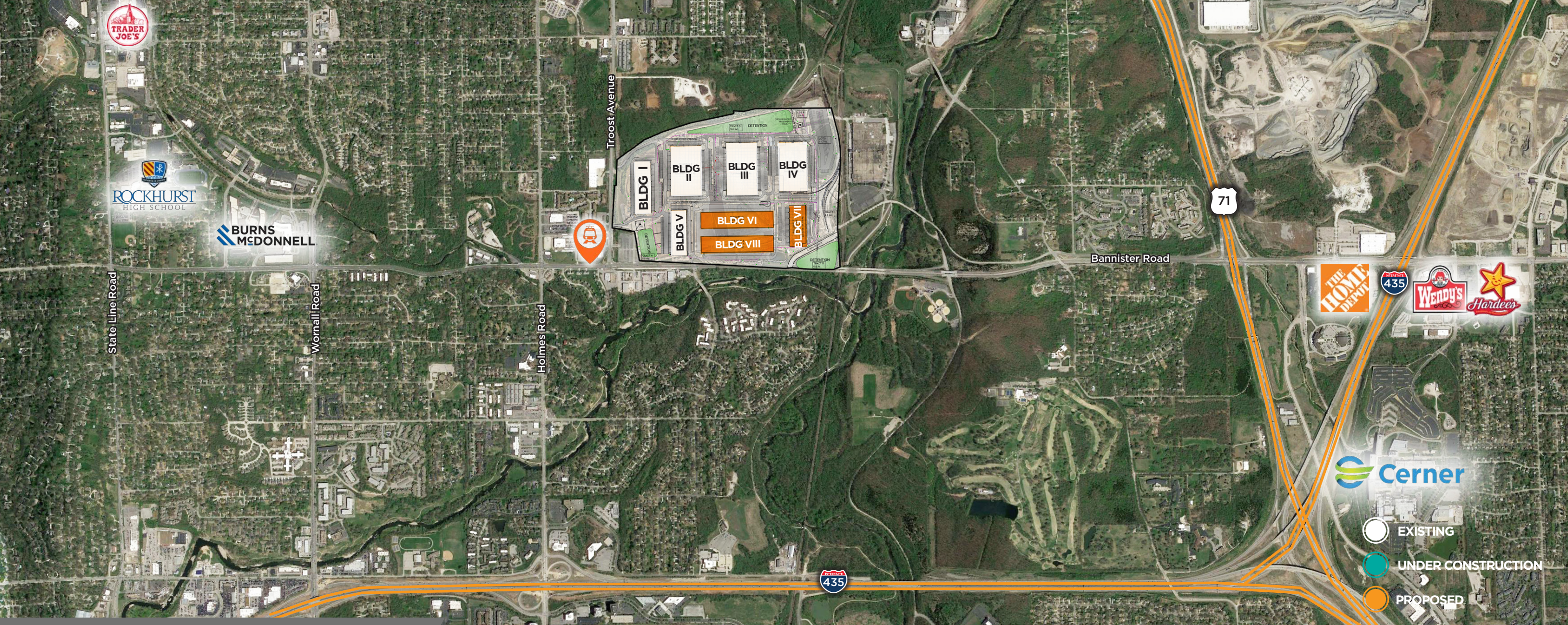
jack.goldsborough@cushwake.com



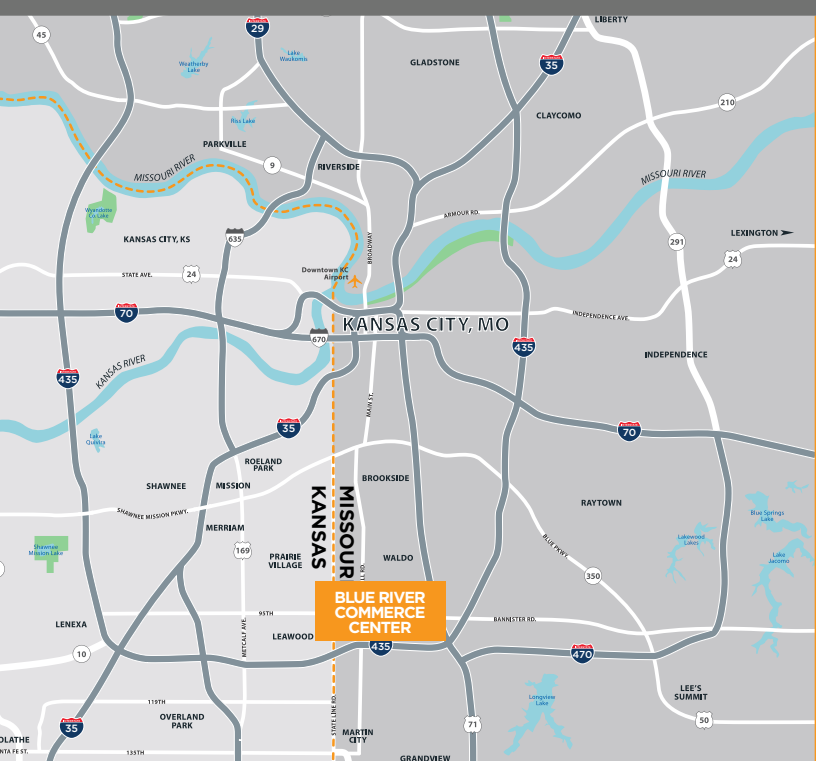
**CUSHMAN &
WAKEFIELD**



NorthPoint™
DEVELOPMENT



INSTANT CONNECTIVITY TO KC METRO



STRATEGICALLY LOCATED
with unparalleled and immediate access to Interstate 435 & 71 Hwy



TAX ABATEMENT IN PLACE FOR 20 YEARS—\$17 psf fixed for years 1-10; 50% abatement on fixed schedule for years 11-20



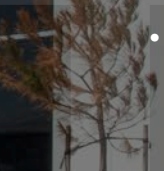
226 ACRES WITH 2.59 MILLION SQUARE FEET of projected Class A industrial product



ACCESS TO LARGE LABOR POOL capable of supporting distribution operation



HIGHLY EXPERIENCED landlord and developer with extensive in-house resources



BUILDING I
±242,353 SF
Completed/Leased

BUILDING II
±436,121 SF
Completed
±294,451 SF Available (Divisible)

BUILDING III
±463,161 SF
Completed/Available (Divisible)

BUILDING IV
±390,837 SF
Completed/Leased

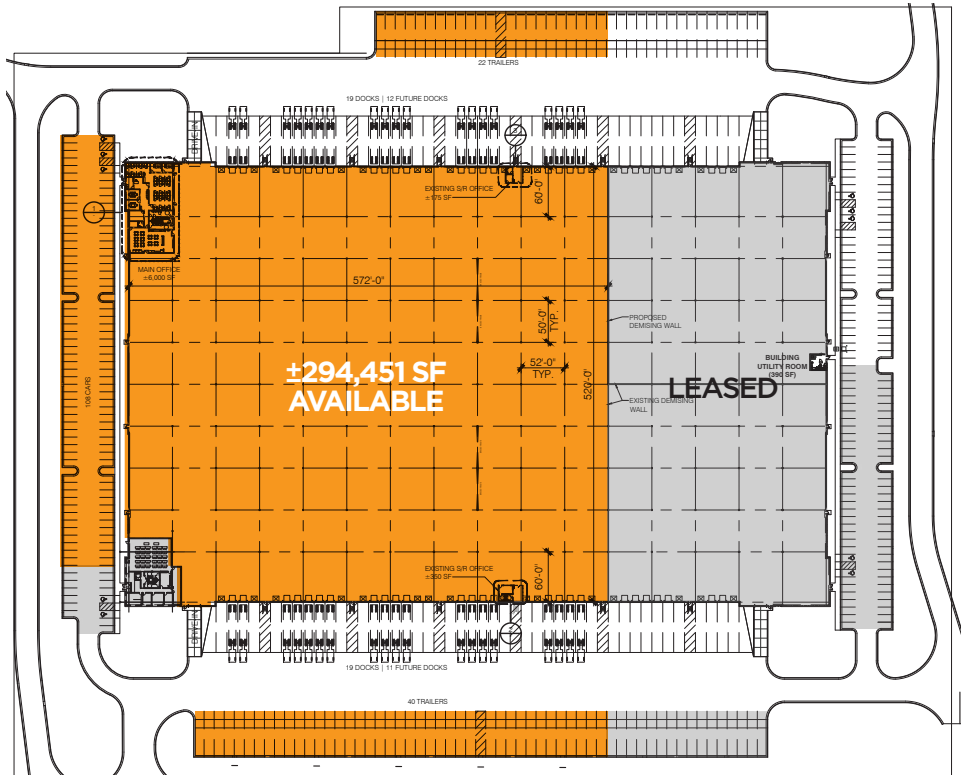
BUILDING V
±201,003 SF
Completed/Leased

BLUE RIVER

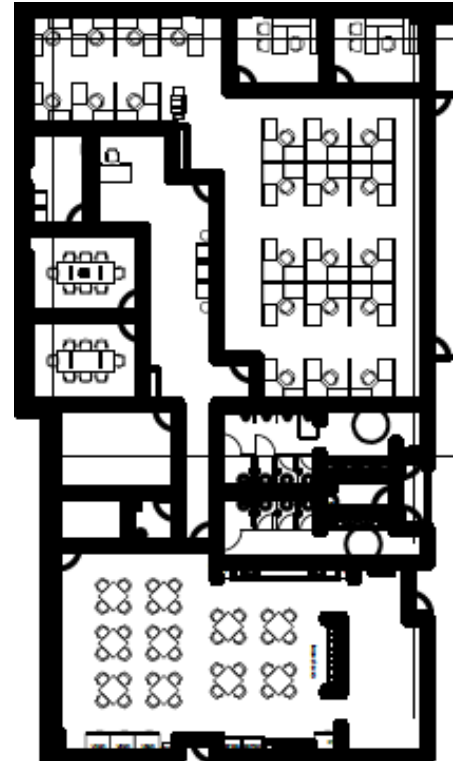
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OFFICE FLOOR PLAN



±294,451 SQUARE FEET **±38** DOCK DOORS **±2** DRIVE INS **±6,000** OFFICE SPACE

| | | | |
|---------------------|---|-----------------|---|
| BUILDING SIZE | ±436,121 | DRIVE-IN DOORS | 2 |
| AVAILABLE SF | ±294,451 (Divisible) | TRAILER PARKING | 62 |
| BUILDING DIMENSIONS | 520' X 832' | AUTO PARKING | ±93 CARS |
| COLUMN SPACING | 50' X 52' COLUMNS 60' X 52' SPEED BAYS | FIRE PROTECTION | ESFR - K-17 K-22 |
| CLEAR HEIGHT | 40' | LIGHTING | LED, 30 FC IN WAREHOUSE SITE FULLY LIT |
| DOCK DOORS | 38 (EXPANDABLE) | CONSTRUCTION | CONCRETE TILT-WALL |



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