

BLUE RIVER

COMMERCE CENTER

BUILDING III
±463,161 SF AVAILABLE

I-49 & BANNISTER (95TH ST) / KANSAS CITY, MO / NEW CONSTRUCTION



NOT ACTUAL BUILDING

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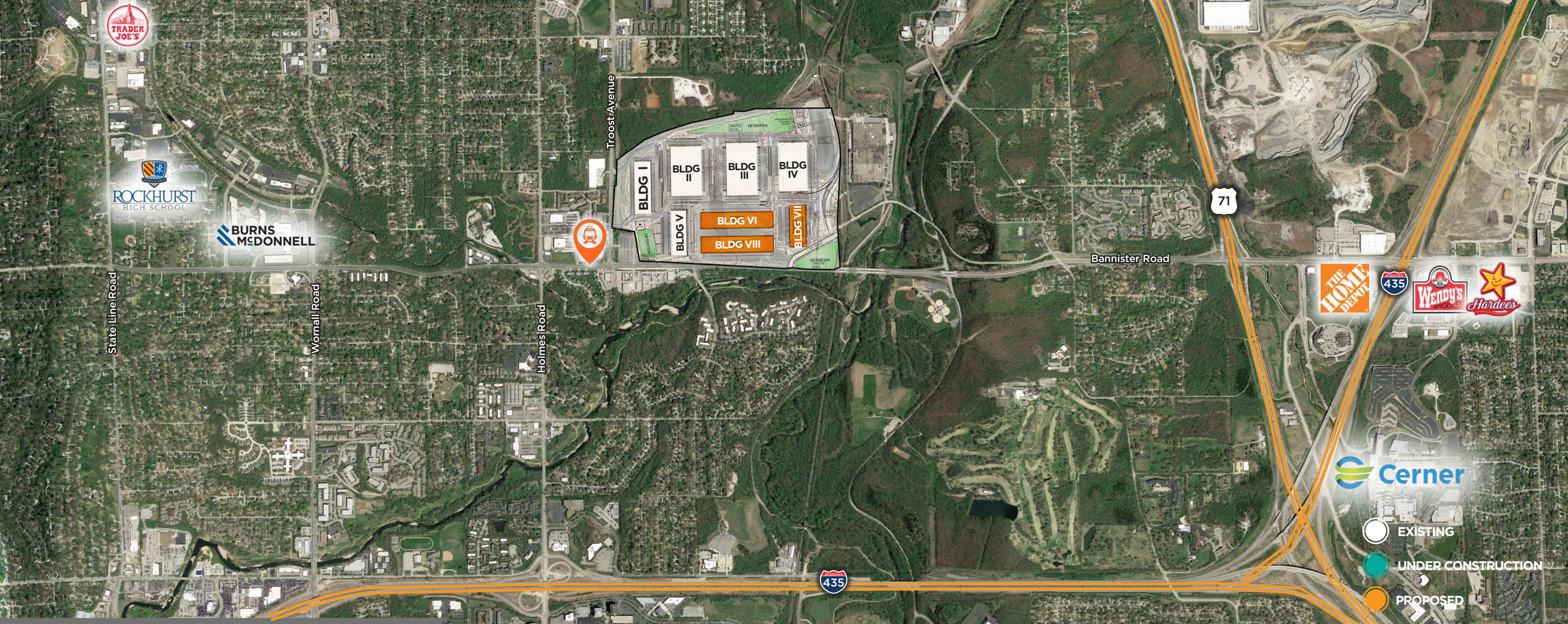
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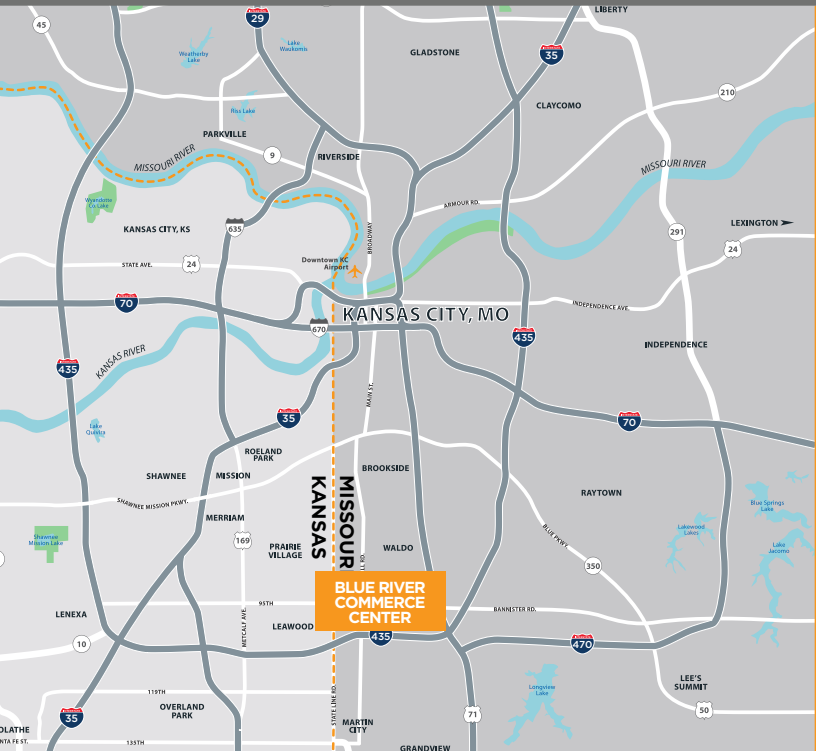
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INSTANT CONNECTIVITY TO KC METRO



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

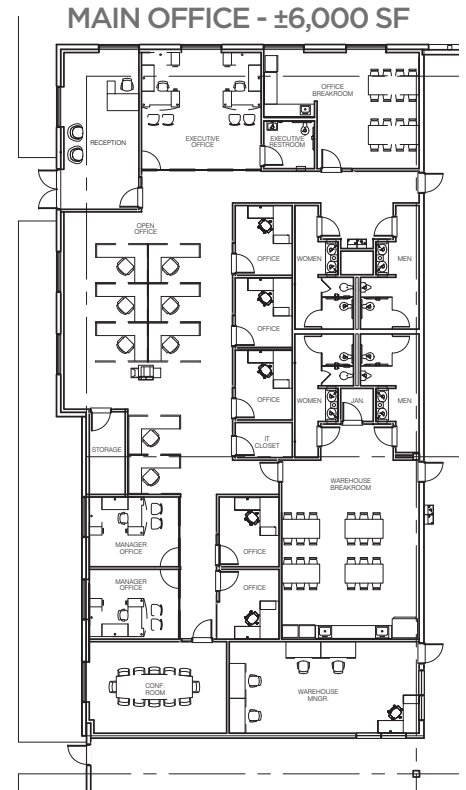
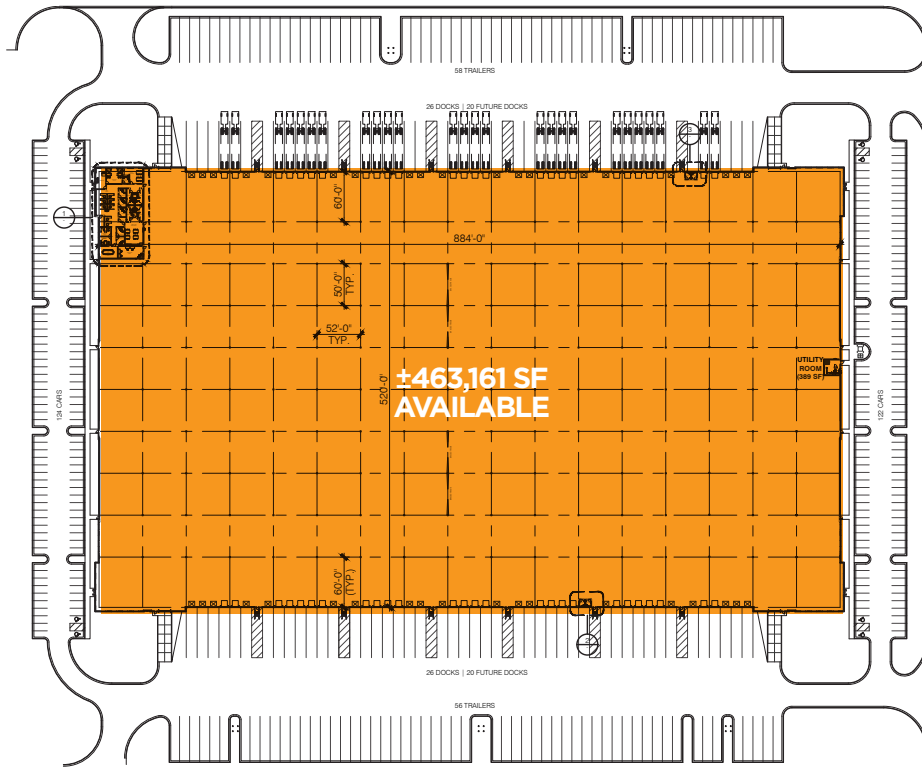
- **BUILDING I**
±242,353 SF
Completed/Leased
- **BUILDING II**
±436,121 SF
Completed
±294,451 SF Available (Divisible)
- **BUILDING III**
±463,161 SF
Completed/Available (Divisible)
- **BUILDING IV**
±390,837 SF
Completed/Leased
- **BUILDING V**
±201,003 SF
Completed/Leased

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±463,161 SQUARE FEET **±53** DOCK DOORS **±4** DRIVE INS **±246** CAR PARKING

TAXES	\$0.17	DRIVE-IN DOORS	4
BUILDING SF	±463,161	TRAILER PARKING	114
AVAILABLE SF	±463,161	AUTO PARKING	±246 CARS
BUILDING DIMENSIONS	520' X 884'	FIRE PROTECTION	ESFR - K-17 K-22
COLUMN SPACING	50' X 52' COLUMNS 60' X 52' SPEED BAYS	LIGHTING	LED, 30 FC IN WAREHOUSE SITE FULLY LIT
CLEAR HEIGHT	40'	CONSTRUCTION	CONCRETE TILT-WALL
DOCK DOORS	53 (EXPANDABLE TO 93)		



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