

# BLUE RIVER

## COMMERCE CENTER

**BUILDING II**  
**±68,530 SF AVAILABLE**

**1300 E. 94TH ST., SUITE 300 / KANSAS CITY, MO / NEW CONSTRUCTION**



NOT ACTUAL BUILDING

**JOSEPH S. ACCURSO**

Vice Chair  
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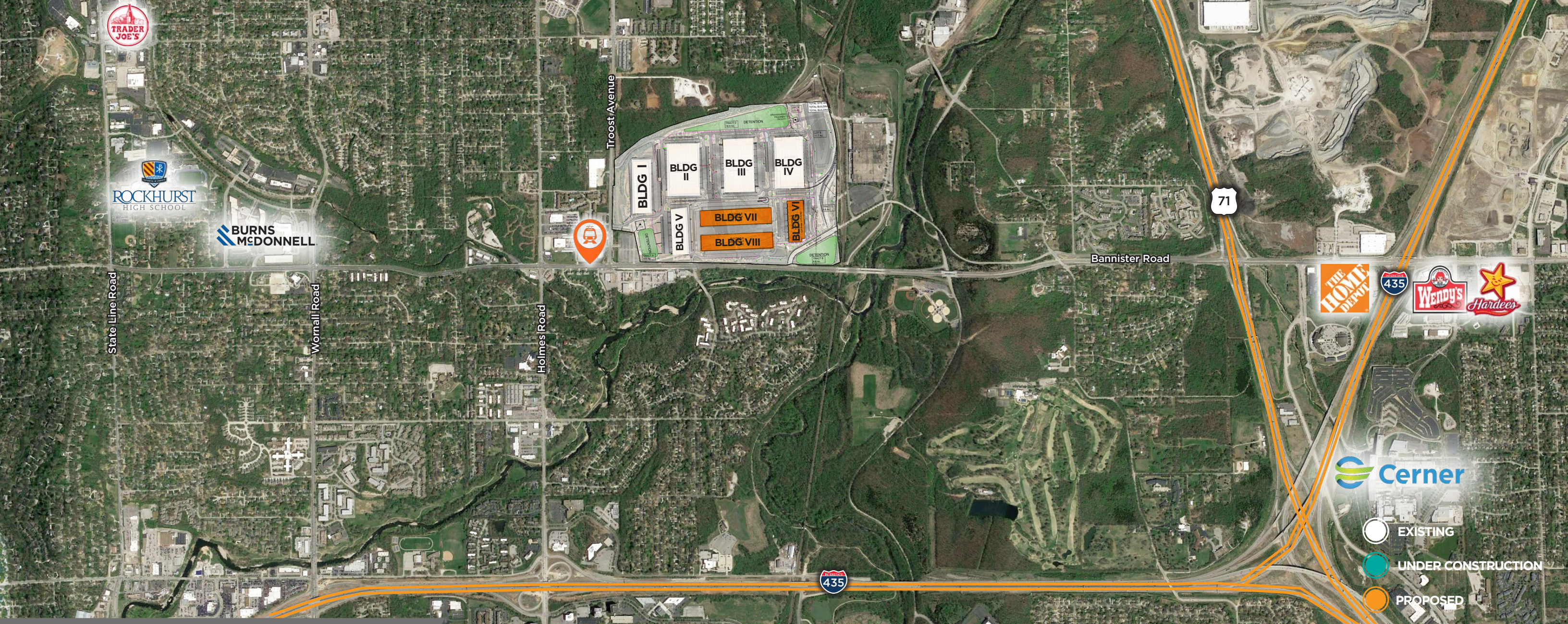
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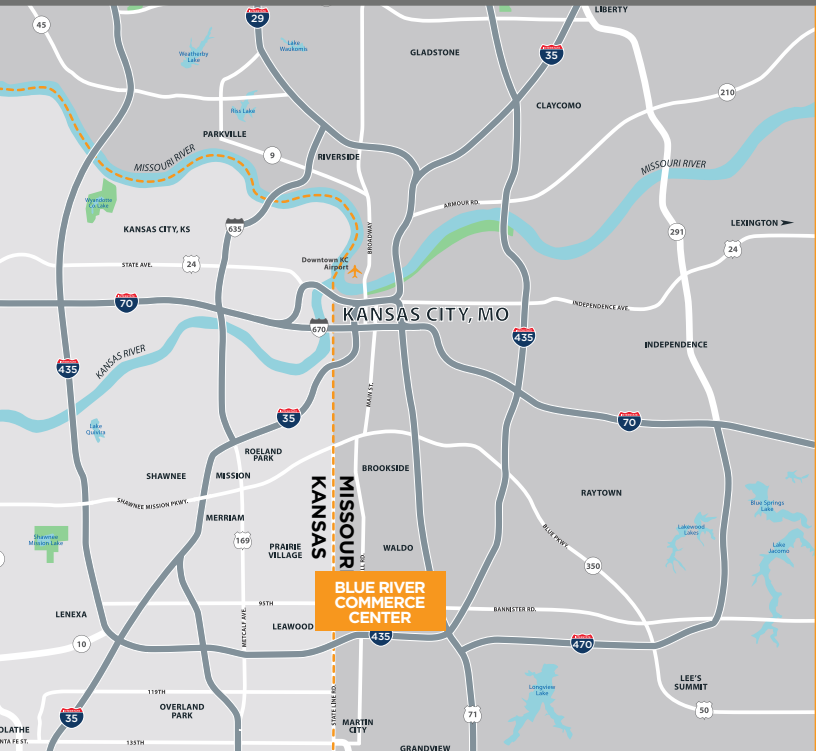
**JACK GOLDSBOROUGH, CCIM**

Director  
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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**—offering substantial tax saving



**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

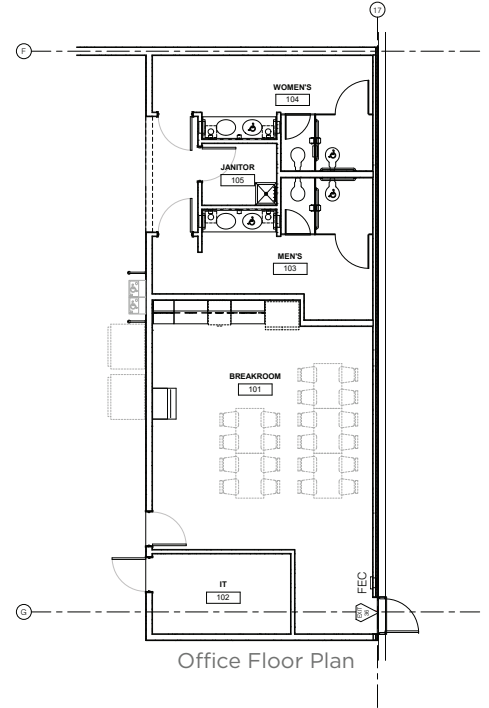
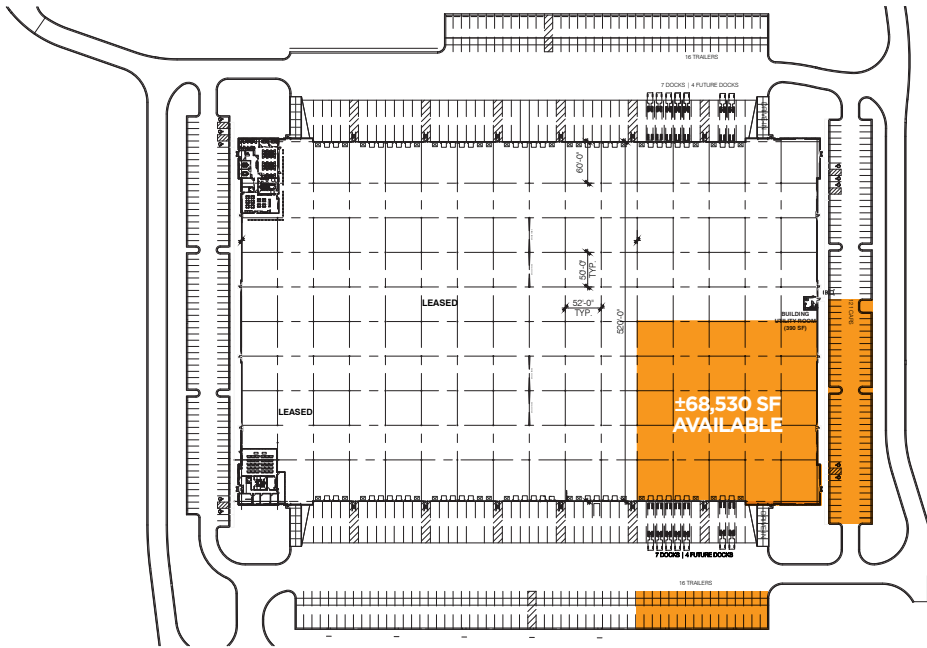
- **BUILDING I**  
±243,000 SF  
Building Complete  
Fully Leased
- **BUILDING II**  
±436,121 SF  
Building Complete  
±68,530 SF Available
- **BUILDING III**  
±463,161 SF  
Building Complete  
Fully Leased
- **BUILDING IV**  
±390,000 SF  
Building Complete  
±72,000-144,490 SF Available
- **BUILDING V**  
±201,003 SF  
Building Complete  
Fully Leased
- **BUILDING VI**  
Up to ±194,671 SF  
Building Planned
- **BUILDING VII**  
±324,000 SF Spec  
Building Planned
- **BUILDING VIII**  
±324,000 SF Spec  
Building Planned

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**±68,530** SQUARE FEET

**±7** DOCK DOORS

**±1** DRIVE IN

**±1,000** SF OFFICE

|                     |   |                 |   |
|---------------------|---|-----------------|---|
| BUILDING SIZE       | <b>±436,121</b>                                   | DRIVE-IN DOORS  | <b>1</b>  |
| AVAILABLE SF        | <b>±68,530</b>                                    | TRAILER PARKING | <b>16</b>   |
| BUILDING DIMENSIONS | <b>520' X 832'</b>                                | AUTO PARKING    | <b>±60 CARS</b>                                   |
| COLUMN SPACING      | <b>50' X 52' COLUMNS<br/>60' X 52' SPEED BAYS</b> | FIRE PROTECTION | <b>ESFR - K-17   K-22</b>                         |
| CLEAR HEIGHT        | <b>40'</b>  | LIGHTING        | <b>LED, 30 FC IN WAREHOUSE<br/>SITE FULLY LIT</b> |
| DOCK DOORS          | <b>7</b>  | CONSTRUCTION    | <b>CONCRETE TILT-WALL</b>                         |



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