

# BLUE RIVER

## COMMERCE CENTER

**BUILDING III**  
**±299,432 SF AVAILABLE**

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



NOT ACTUAL BUILDING

**JOSEPH S. ACCURSO**

Vice Chair  
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joe.accurso@cushwake.com

**BRENT MILES**

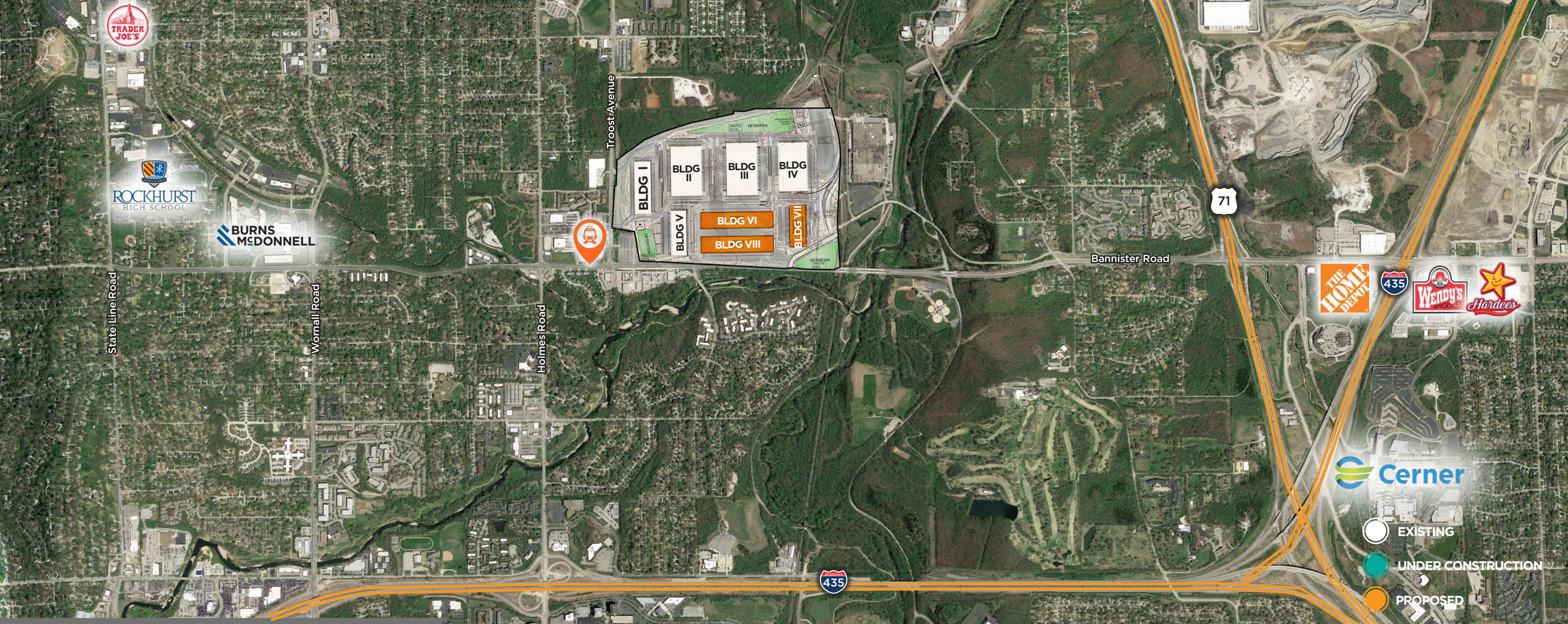
Chief Marketing Officer  
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bmiles@northpointkc.com

**JACK GOLDSBOROUGH, CCIM**

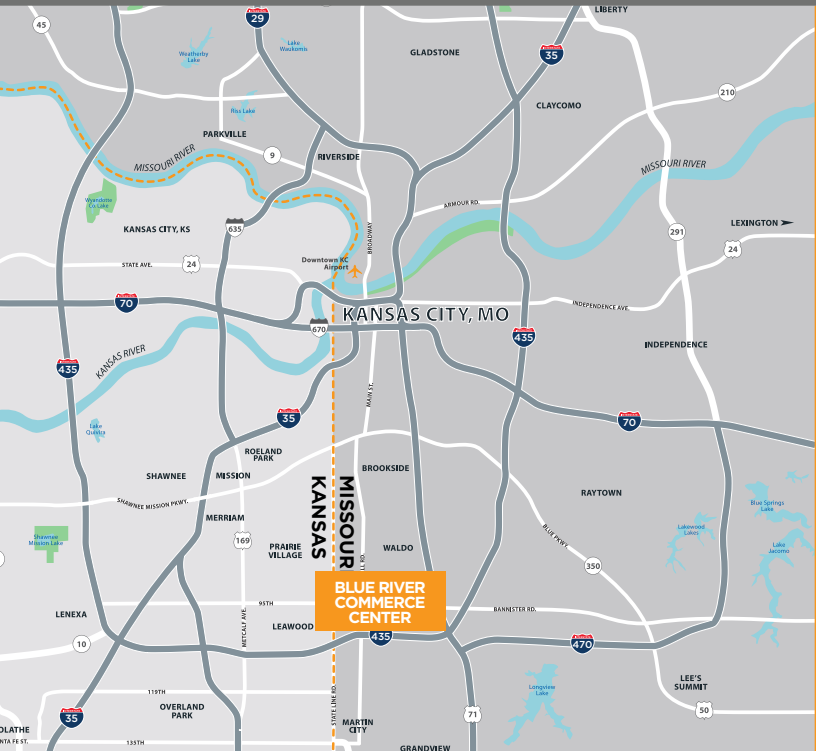
Director  
+1 816 412 0326  
jack.goldsborough@cushwake.com







**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/Leased
- **BUILDING III**  
±299,432 SF Available (Divisible)
- **BUILDING IV**  
±390,837 SF  
Completed/Leased
- **BUILDING V**  
±201,003 SF  
Completed/Leased

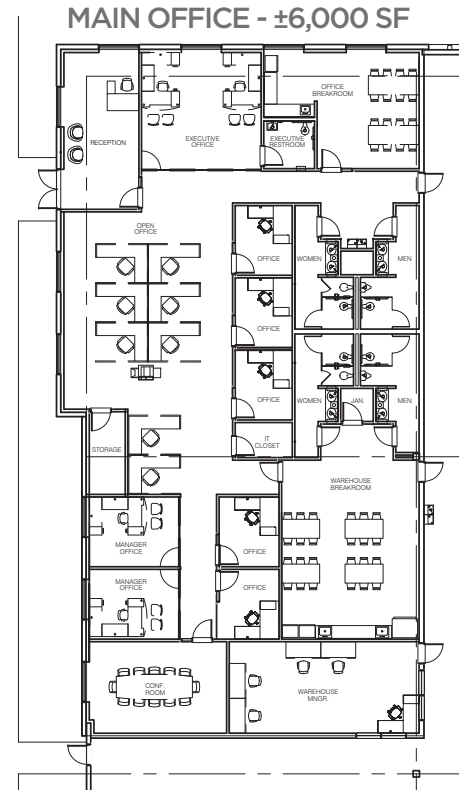
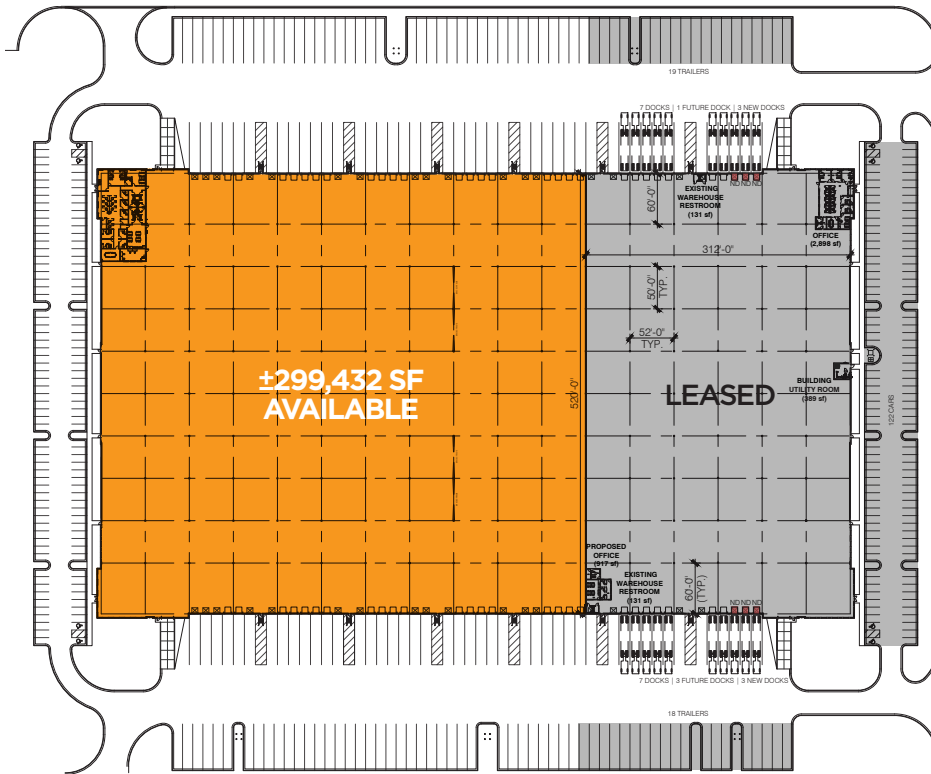


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**±299,432** SQUARE FEET    **±38** DOCK DOORS    **±2** DRIVE INS    **±124** CAR PARKING

TAXES	<b>\$0.17</b>	DRIVE-IN DOORS	<b>2</b>
BUILDING SF	<b>±463,161</b>	TRAILER PARKING	<b>77</b>
AVAILABLE SF	<b>±299,432 (DIVISIBLE)</b>	AUTO PARKING	<b>±124 CARS</b>
BUILDING DIMENSIONS	<b>520' X 884'</b>	FIRE PROTECTION	<b>ESFR - K-17   K-22</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>40'</b>	CONSTRUCTION	<b>CONCRETE TILT-WALL</b>
DOCK DOORS	<b>38 (EXPANDABLE TO 63)</b>	POWER	<b>2,400 AMP, 480 VOLT, 3 PHASE</b>

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