BLUERYER COMMERCE CENTER

BUILDING III ±299,432 SF AVAILABLE

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

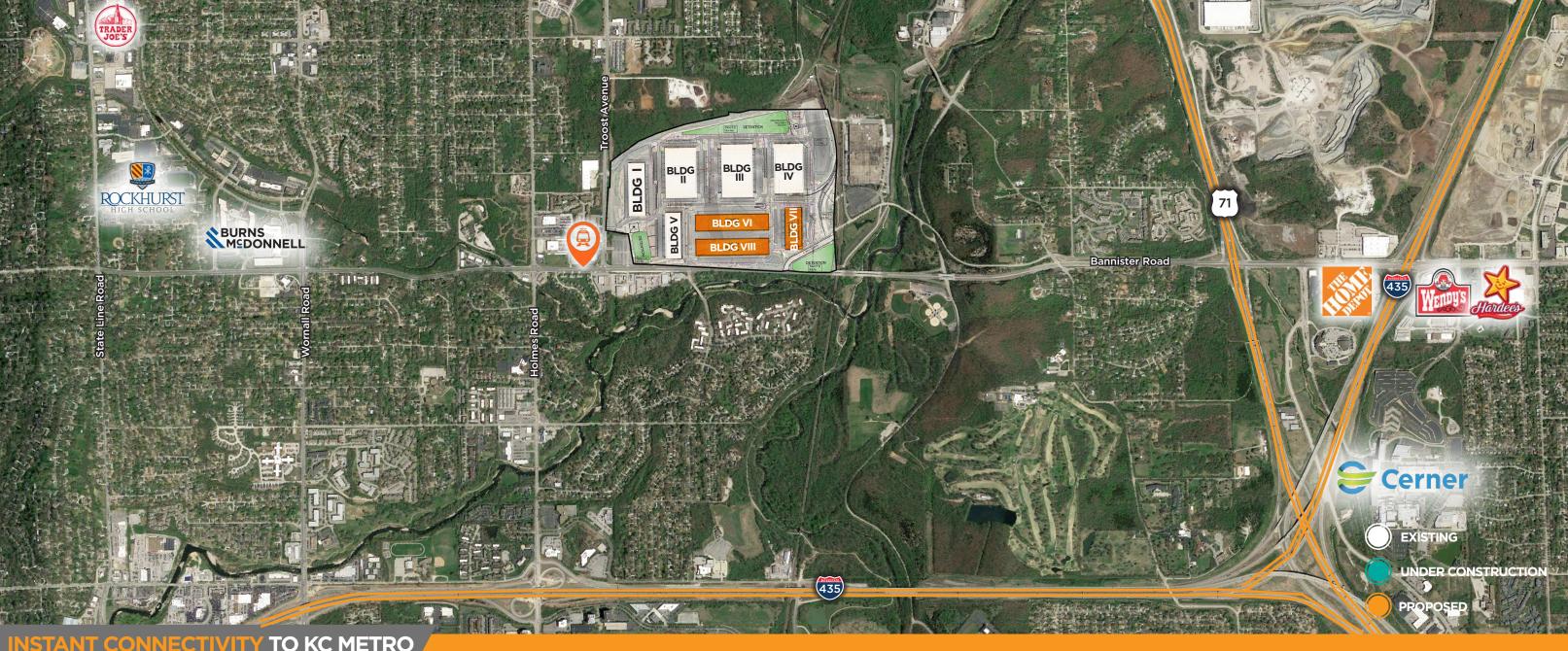
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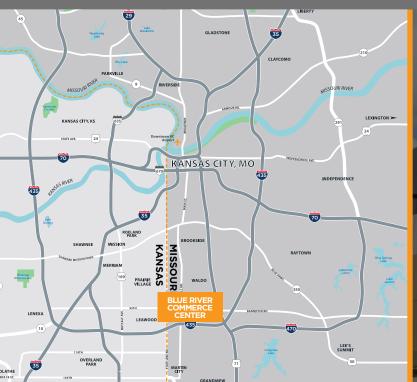
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INSTANT CONNECTIVITY TO KC METRO





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

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



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



HIGHLY EXPERIENCED landlord and developer with extensive in-house resources



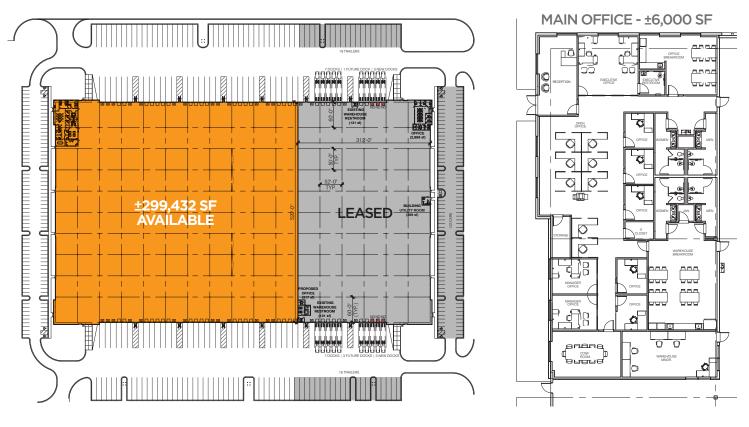
226 ACRES WITH 2.59 MILLION SQUARE FEET of projected Class A industrial product

- 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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BUILDING III ±299.432 SF AVAILABLE

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



±299,432 SQUARE **±38** DOCK DRIVE

INS	Ξ	
DOORS	2	
		 ••••

TAXES	\$0.17	DRIVE-IN DOORS	2
BUILDING SF	±463,161	TRAILER PARKING	77
AVAILABLE SF	±299,432 (DIVISIBLE)	AUTO PARKING	±124 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	38 (EXPANDABLE TO 63)	POWER	2,400 AMP, 480 VOLT, 3 PHASE

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