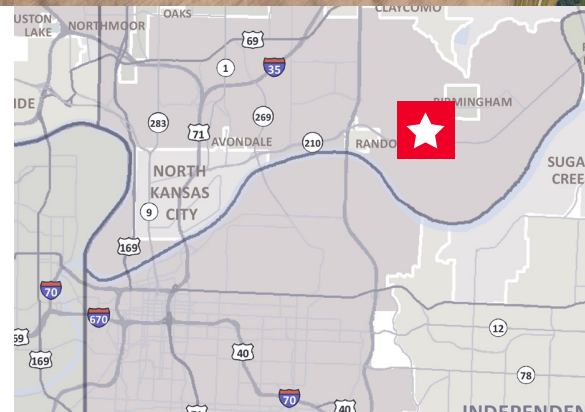




Last 2 Sites Available in One of Missouri's Most Successful Business Parks

Property Highlights

- 12 and 17 acres sites offered for sale or build-to-suit
- Both lots with excellent visibility and access to new four-lane M-210 Highway, frontage at North Kimball Drive
- Home to Ford Motor Company Warehouse, Staples, Musician's Friend, FedEx Ground, FedEx LTL, WW Grainger and 2 newly developed spec buildings totaling 700,000 square feet to complete the build-out of Northland Park
- Convenient access to Highway M-210 (new 4-lane highway) and three miles to Interstate 435
- New diverging intersection at I-435 and M-210 Highway
- Just minutes from Norfolk Southern Intermodal, Triple Crown Services Intermodal and the Ford Claycomo Plant
- Zoned M1-5, Manufacturing
- Located within Missouri Enhanced Enterprise Zone
- 50% tax abatement for 10 years to qualified firms (possibly 100%)



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**CUSHMAN &
WAKEFIELD**

BUILD-TO-SUIT

Northland Park Prime Sites

Highway 210 & N Kimball Drive / Kansas City, MO

Project Data

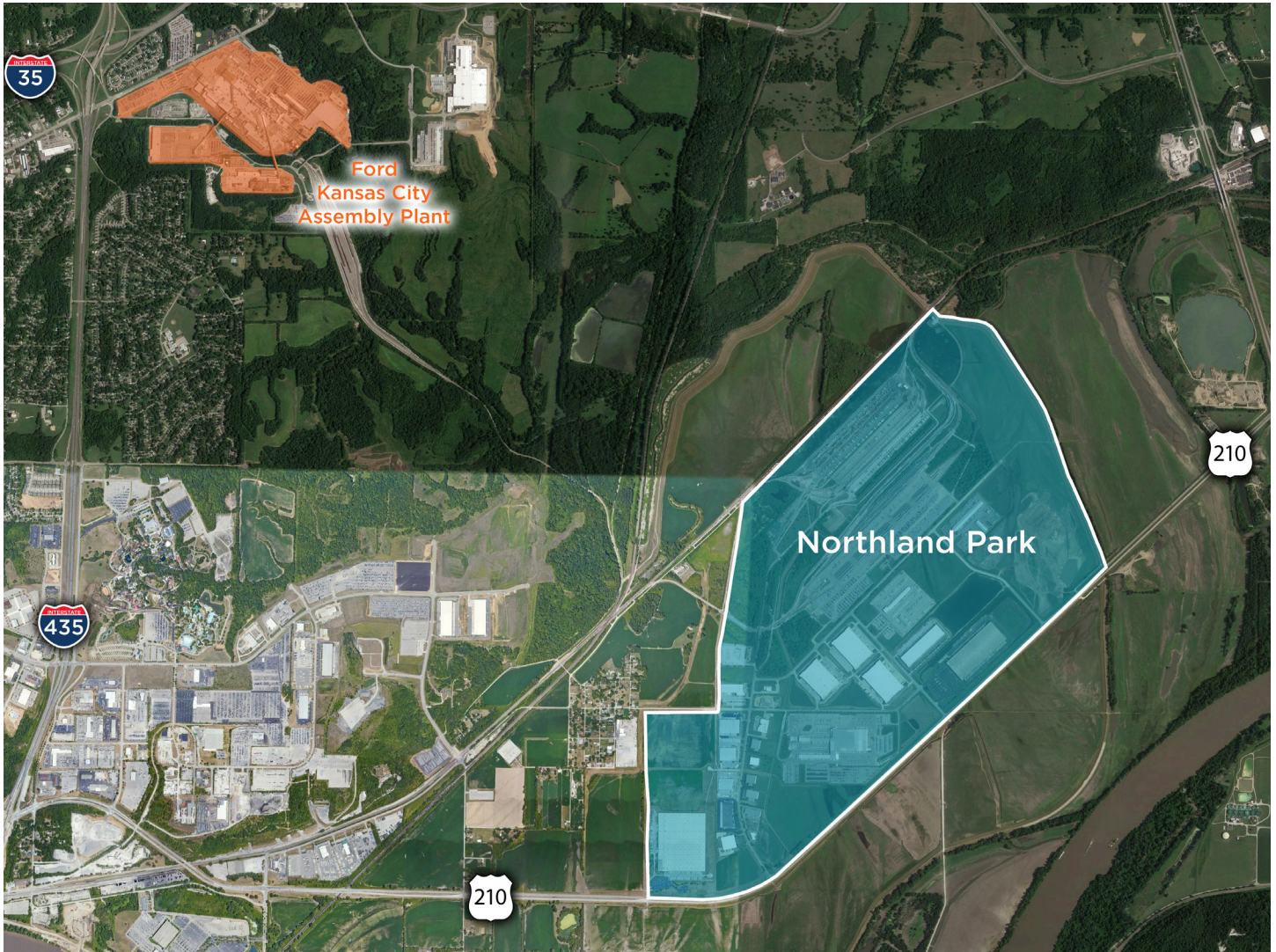
Lot Numbers	Building Dimensions	Building Area (SF)	Lot Acreage	Price PSF
Lot 10	660' x 260'	171,600 SF	±12	Withheld
Lot 11	710' x 270'	191,700 SF	±17	Withheld

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Developer Information



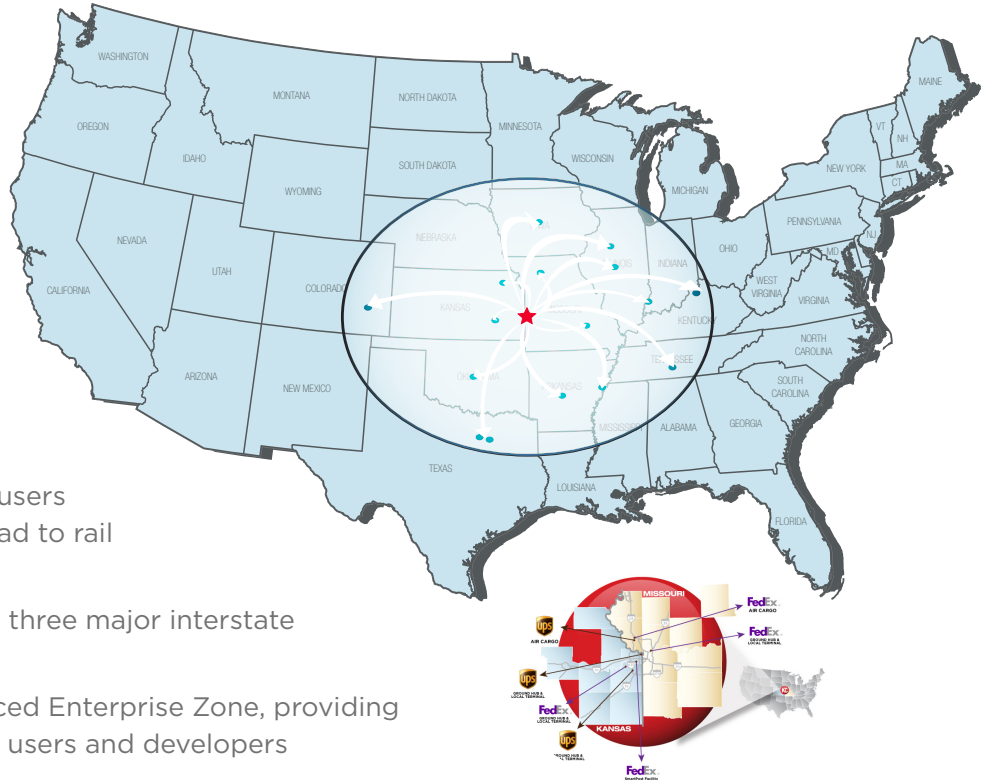
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Location, Location, Location!

- Flexible lot sites from \pm 12 acres and \pm 17 acres
- Possible 90% tax abatement for 10 years
- M1-5 zoning provides additional industrial uses not available at competing developments
- Located next to Norfolk Southern Intermodal and one of Triple Crown Services' key intermodal facilities, providing users fast, efficient and affordable road to rail service
- Multiple routes to connect with three major interstate highways
- Located within Missouri Enhanced Enterprise Zone, providing additional incentives to eligible users and developers
- Central location provides one day trucking radius to all major midwest markets (see map above)



Greater Kansas City Area

- In 2018 & 2019, \$850 million were invested & 7.5 million square feet of warehousing & distribution and modern manufacturing facility space was completed or started by companies including: Walmart, Hostess, Faurecia, Niagara Bottling, Kubota, PAE, Hopkins, and Turn5.
- As of October 1, 2020, 7.9 million square feet of space was under construction, of which 2.2 million square feet was speculative; over 600,000 sf of speculative space under construction had already been pre-leased.
- Kansas City has more miles of freeway per-capita than any other US City and is the largest rail center in the country as measured by tonnage.
- According to the Brookings Institute, Kansas City is the #2 auto hub in the country for manufacturing and assembly.
- The Moody's Analytics Industrial Diversity Index ranked Kansas City as the fifth-most diversified economy in the US for 2019.

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