

Developed and managed by



KANSAS CITY



EXECUTIVE PARK LOGISTICS CENTER

LEASING CONTACT

Prescott Dean
prescott@mdcks.com
913-428-4130

FOR LEASE

I-435 and Front Street | Kansas City, MO

Building I: 132,465± SQFT – Available Q4 2020

Building II: 263,990± SQFT – Available Q4 2020

Building III: 225,000± SQFT – Planned

Building IV: 247,000± SQFT – Planned

PROPERTY HIGHLIGHTS

Great highway visibility and
accessibility

Tax abatement

Opportunity Zone

Cross dock design

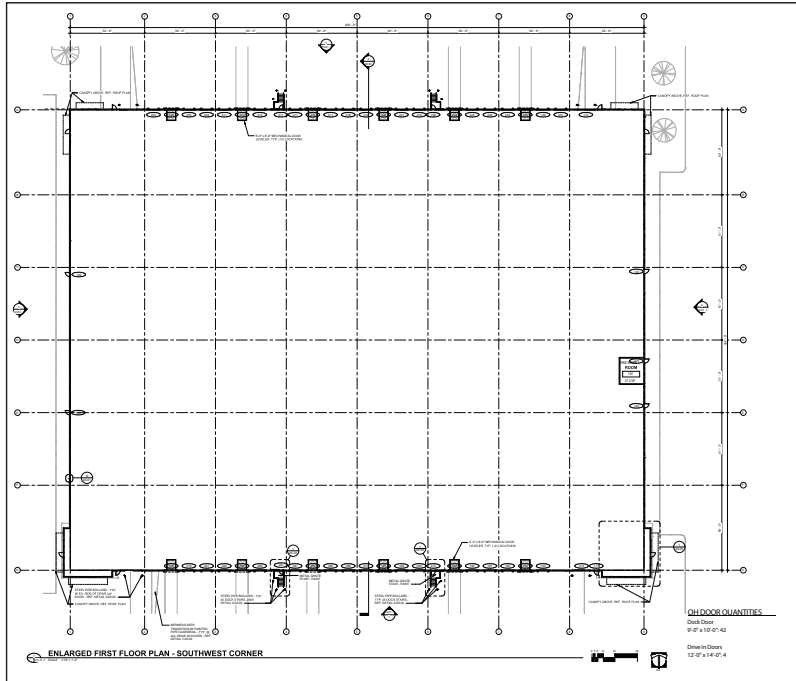
Excellent 'last mile' location

I-435 and Front Street | Kansas City, MO

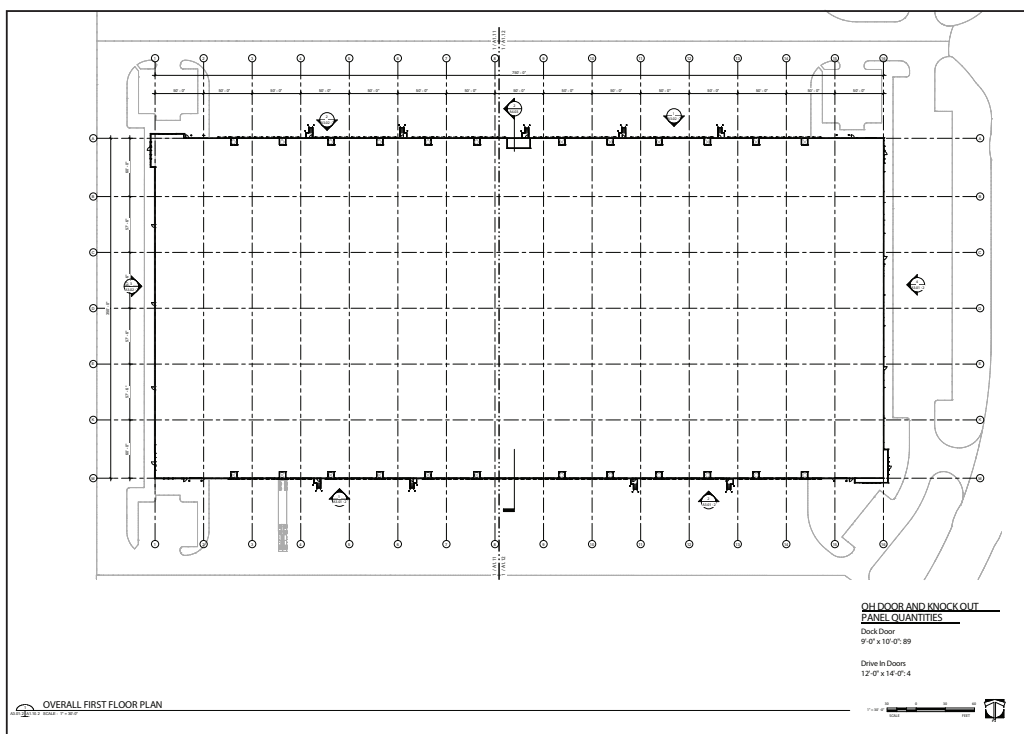
Bldg I: 132,465± sq ft—Available Q4 2020
Bldg II: 263,990± sq ft—Available Q4 2020

Bldg III: 225,000± sq ft—Planned
Bldg IV: 247,000± sq ft—Planned

Building 1



Building 2



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YOUR SINGLE SOURCE SOLUTION

Lease rate: \$4.40 to \$4.95 triple net

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Bldg II: 263,990± sq ft—Available Q4 2020

Bldg III: 225,000± sq ft—Planned

Bldg IV: 247,000± sq ft—Planned

STRUCTURE

Building 1

Address	
Total Sq.ft.	132,465 +/-
Divisible to:	66,233 +/-
Column Size:	51'x 50', speed bay 50'x60'
Clear Height	32'
Loading	42 Docks, 4 Drive In (12'x14')
Floor Thickness	7" unreinforced
Warehouse Heating	gas fired unit heaters
Fire Protection	E.S.F.R.
Lighting	LED
Roofing	TPO
Electrical Service	1600 amp 277/480 volt service
Parking	
Car	145
Trailer	Possible
Zoning	
Zoning	M3-5
Utilities	
Electric:	Evergny
Gas:	Spire
Sewer:	City of KCMO
Water:	City of KCMO

Building 2

Address	
Total Sq.ft.	263,990 +/-
Divisible to:	30,750 +/-
Column Size:	57'x 50', speed bay 50'x60'
Clear Height	32'
Loading	89 Docks, 4 Drive In (12'x14')
Floor Thickness	7" unreinforced
Warehouse Heating	gas fired unit heaters
Fire Protection	E.S.F.R.
Lighting	LED
Roofing	TPO
Electrical Service	3000 amp 277/480 volt service
Parking	
Car	108
Trailer	Possible
Zoning	
Zoning	M3-5
Utilities	
Electric:	Evergny
Gas:	Spire
Sewer:	City of KCMO
Water:	City of KCMO

Net Charges (2020 estimate)

Property Taxes	\$0.00 (Tax Abatement 10 yr 100%, 15 yrs 50%)
Insurance	\$0.10
CAM	\$0.44
Total Net Charges	\$0.54

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