

**FOR SALE**

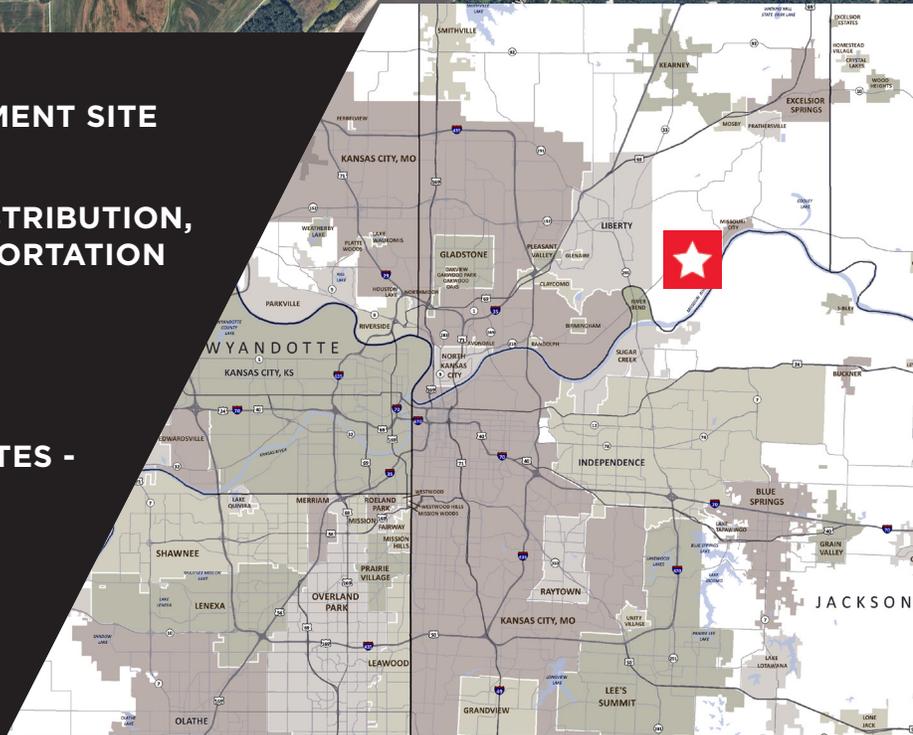


Northland Park

650 ACRES FOR SALE

CP

- **EXCEPTIONAL INFILL DEVELOPMENT SITE**
- **EXCELLENT POTENTIAL FOR DISTRIBUTION, MANUFACTURING, AND TRANSPORTATION**
- **LEVEE PROTECTED**
- **ACCESS TO MULTIPLE INTERSTATES - I-435, I-35, AND I-29**



**KIMBALL DRIVE & 210 HIGHWAY, KANSAS CITY, MO**

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# EXECUTIVE SUMMARY

Cushman & Wakefield has been retained by the Strategic Land Reserve to market this 650-acre tract located in the fast growing Northland Park/Liberty industrial submarket.

We intend to sell the property for cash to qualified buyers on an “as-is” basis. The property will be unpriced. Registered buyers who sign a confidentiality agreement will receive a packet of due diligence materials. We will issue a call for offers after a bidder review period. The winning bidder will then have a due diligence period for further review of the property prior to closing. Selection of the winning bidder will be based on price, terms, development track record, and ability to close.

## Why Kansas City? Why now?

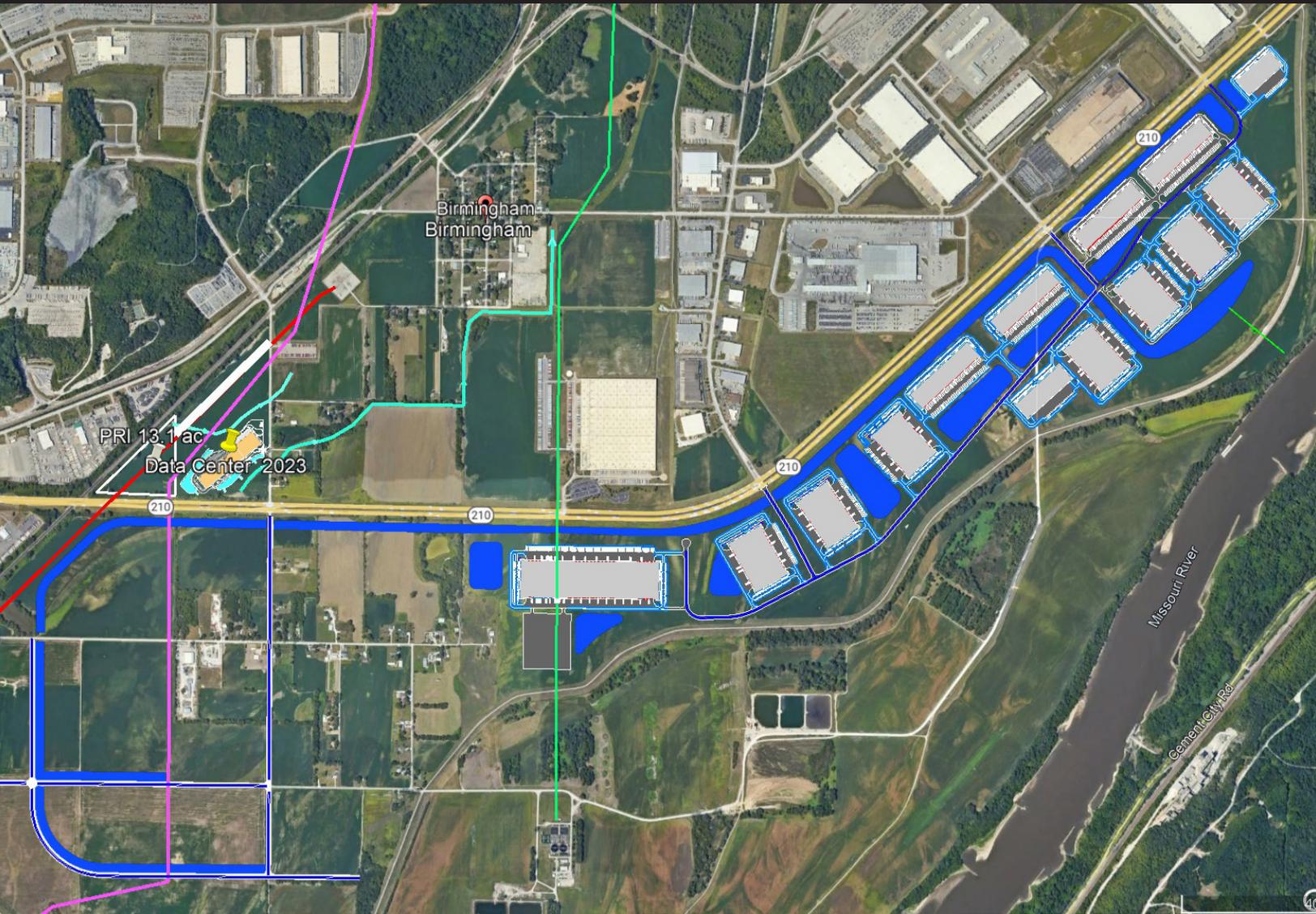
- 55.3 million square feet of absorption over the past 6 years
- 4 billion dollar Panasonic manufacturing facility for EV batteries currently under construction that will occupy several million square feet
- Kansas City is the largest rail center in the U.S. by tonnage with 4 of the Class I rail lines intersecting in the region (BNSF, CP/KCSL, NS and UP)
- Located at the intersection of 4 of the nation’s major interstate highways (I-35, I-70, I-29, and I-49)
- Kansas City has become a major center for E-commerce from which 85% of the U.S. population can be reached by truck in 2 days or less



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# POTENTIAL DEVELOPMENT SCHEMATIC



## KIMBALL DRIVE & 210 HIGHWAY, KANSAS CITY, MO

- Kansas City, MO 36" Forced main sanitary sewer
- Storm water flow direction from data center (flows north)
- Storm water drainage schematic drainage flows north on west end and to the east
- Heavy power electrical transmission lines
- Heavy power electrical transmission lines

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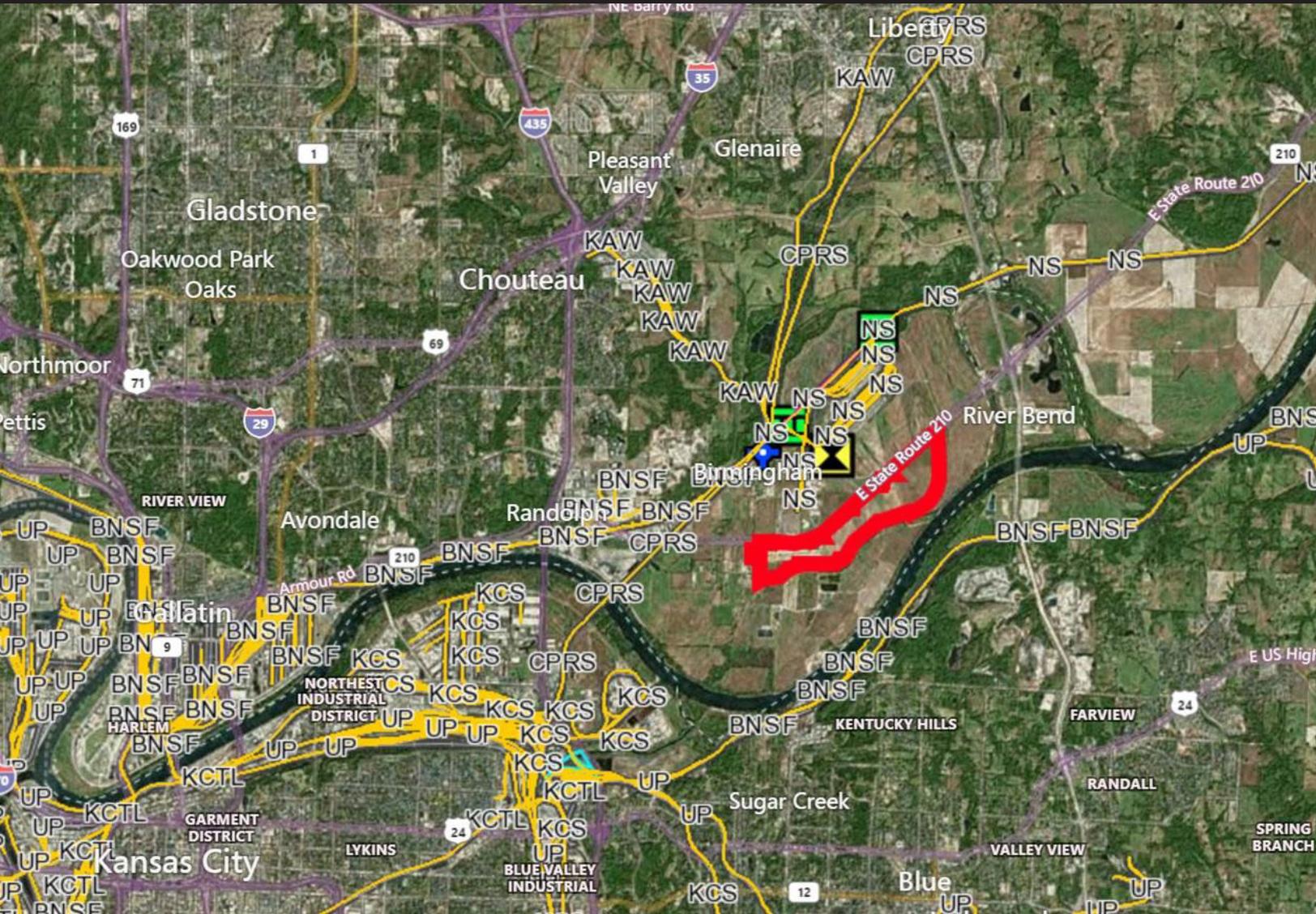
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# AREA RAIL INFRASTRUCTURE



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# LOCATION AERIAL



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