

**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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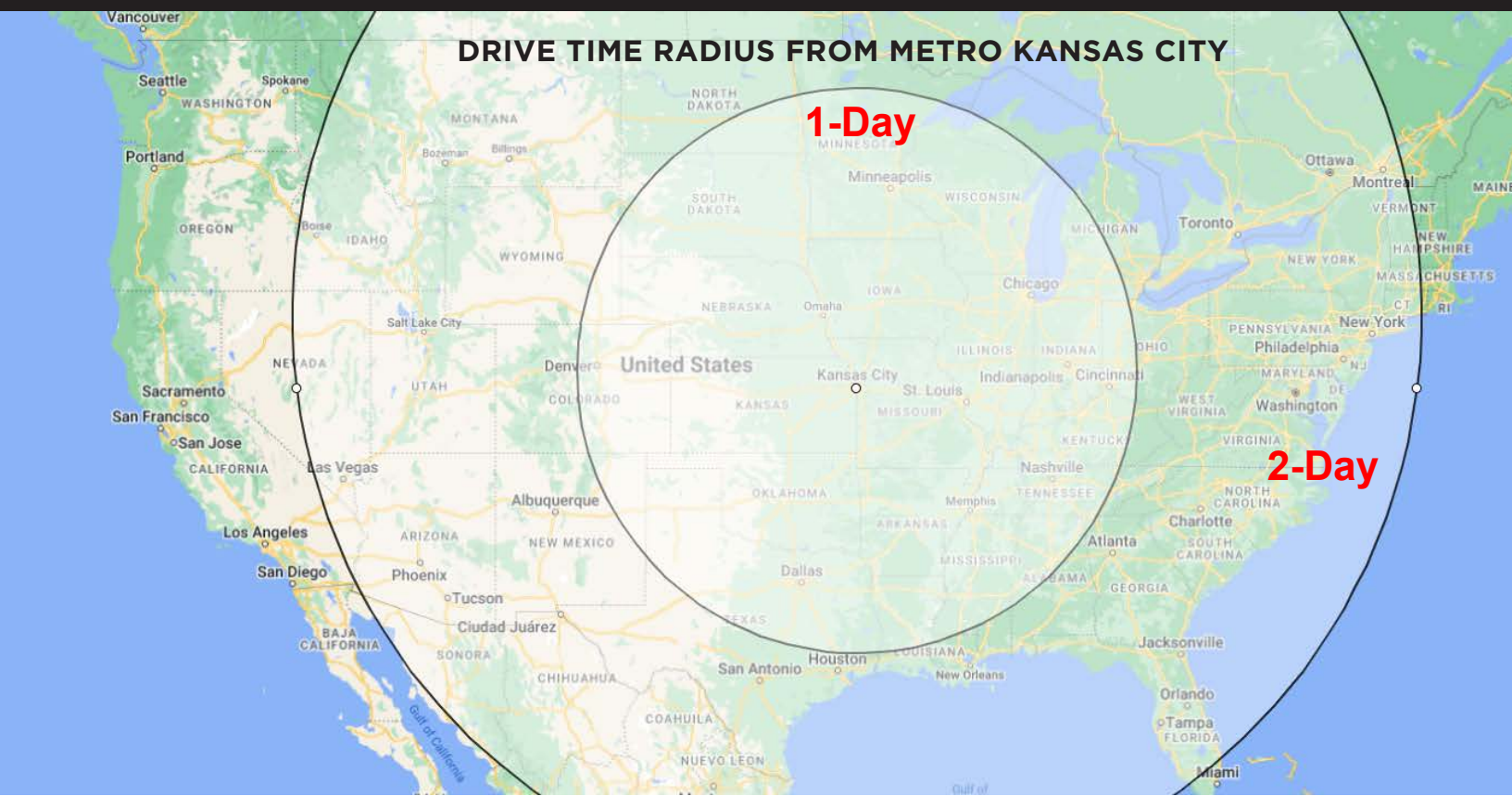
# EXECUTIVE SUMMARY

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

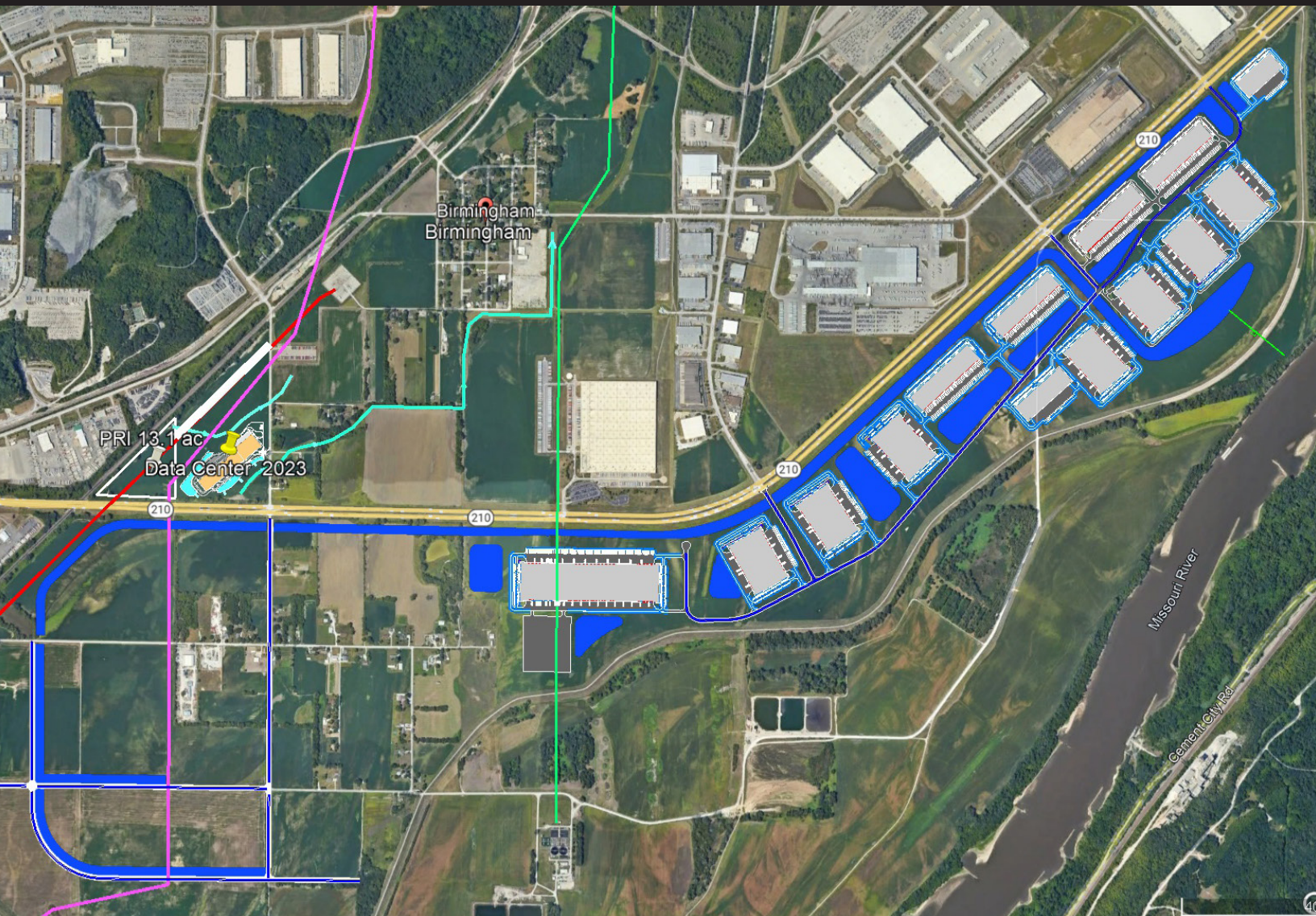


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# POTENTIAL DEVELOPMENT SCHEMATIC



## 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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C&W and Seller are not responsible for the square footage and technical data provided. All information provided is for reference purposes only and the buyer is responsible for their own due diligence. Whenever considering entering real estate transactions, always obtain advice from legal counsel, accountants and other professional services groups as needed.

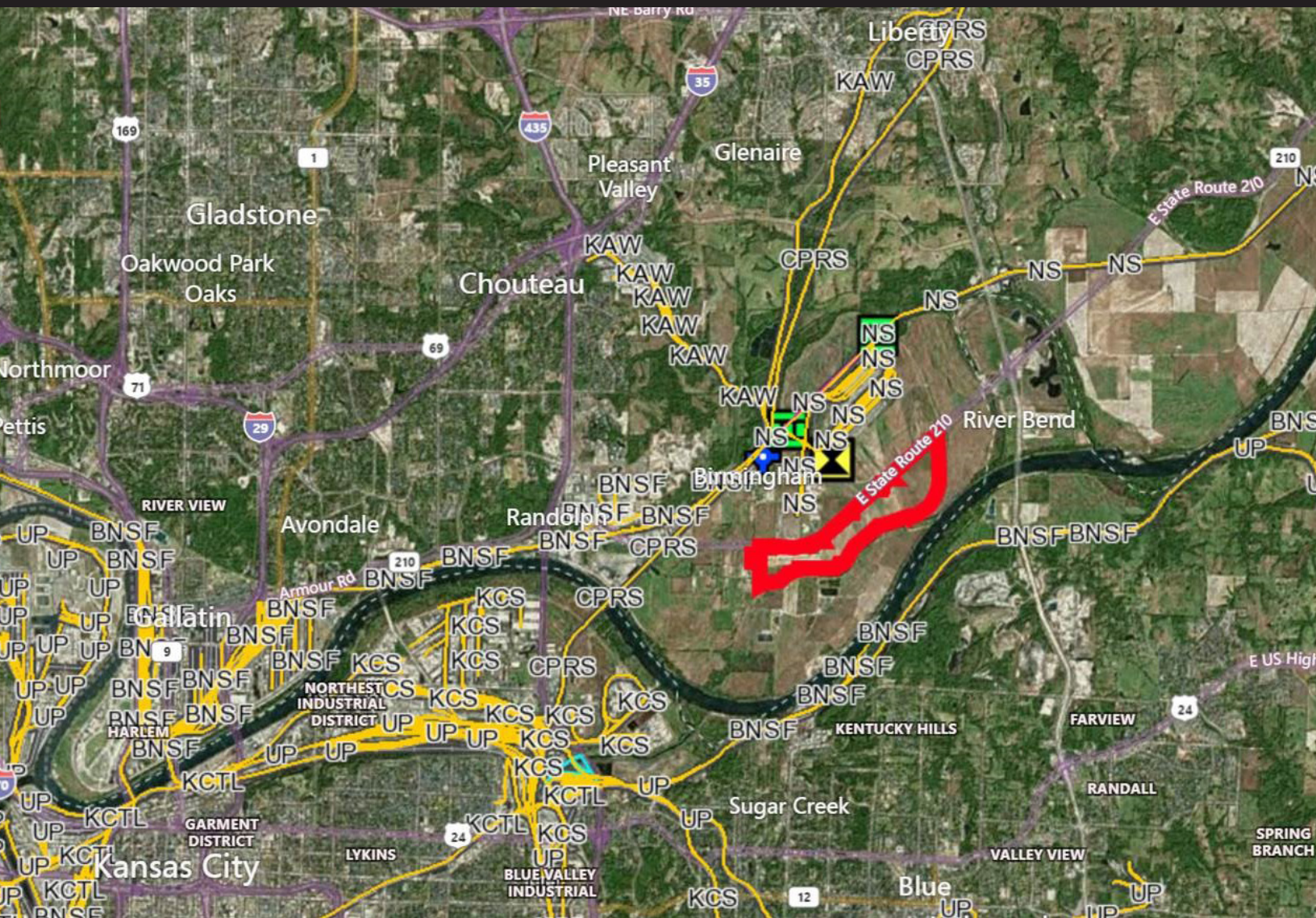
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# AREA RAIL INFRASTRUCTURE



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# LOCATION AERIAL



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