



TURNER

LOGISTICS CENTER

BUILDING IV
±248,985 SF AVAILABLE

I-70 & NEW TURNER DIAGONAL / KANSAS CITY, KS / NEW CONSTRUCTION



NOT ACTUAL BUILDING

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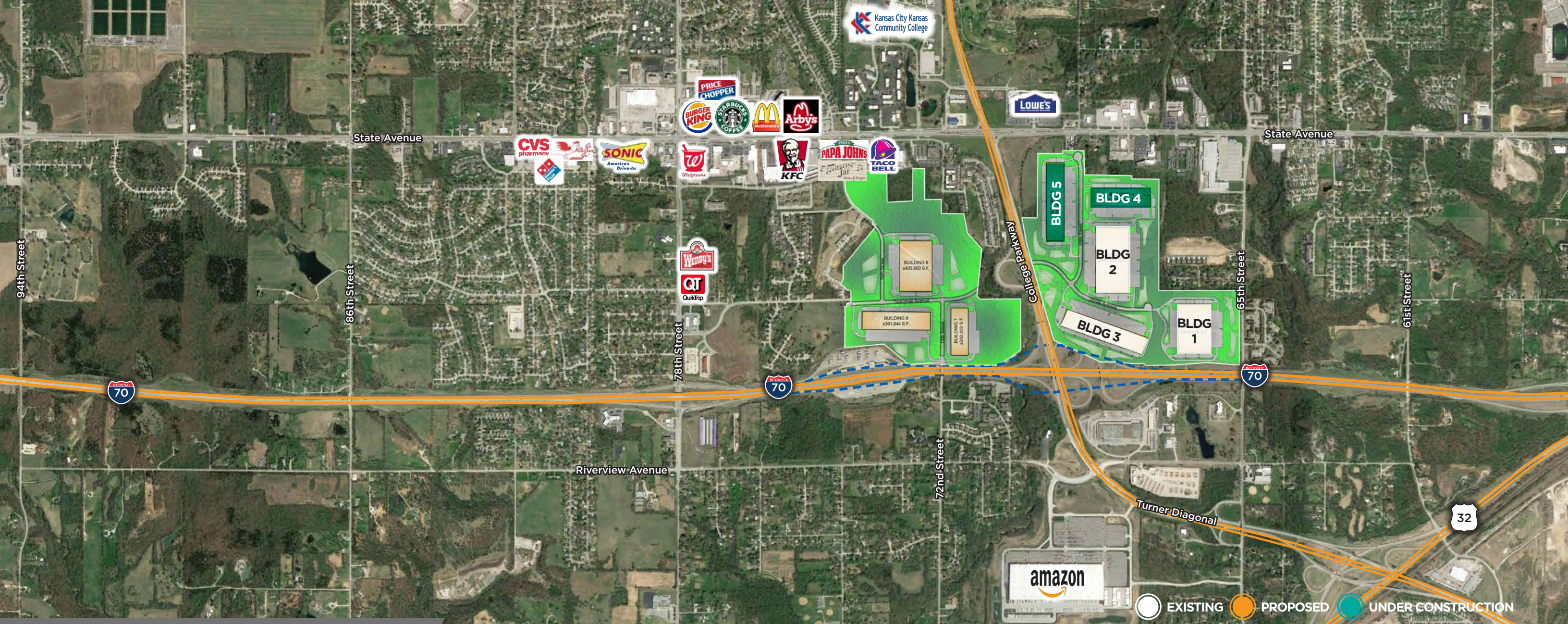
BRENT MILES

Chief Marketing Officer

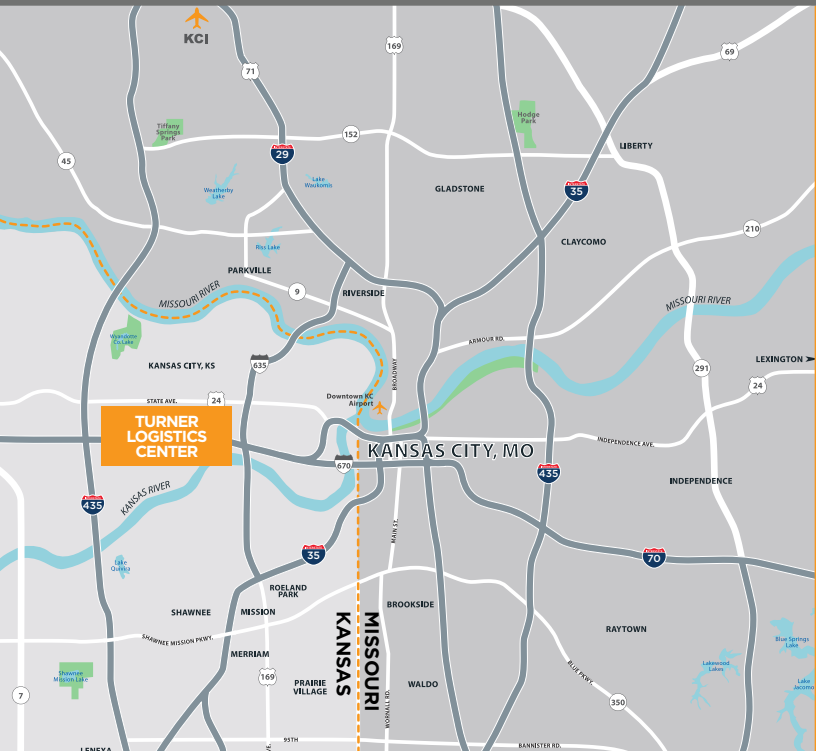
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INSTANT CONNECTIVITY TO KC METRO



STRATEGICALLY LOCATED
with unparalleled and immediate access to Interstate 70



UNPRECEDENTED REAL ESTATE TAX ABATEMENT—\$.16 psf with \$.02 psf increases for 10 year abatement period



250 ACRES WITH 3 MILLION SQUARE FEET of projected Class A industrial product



ACCESS TO LARGE LABOR POOL capable of supporting distribution operation



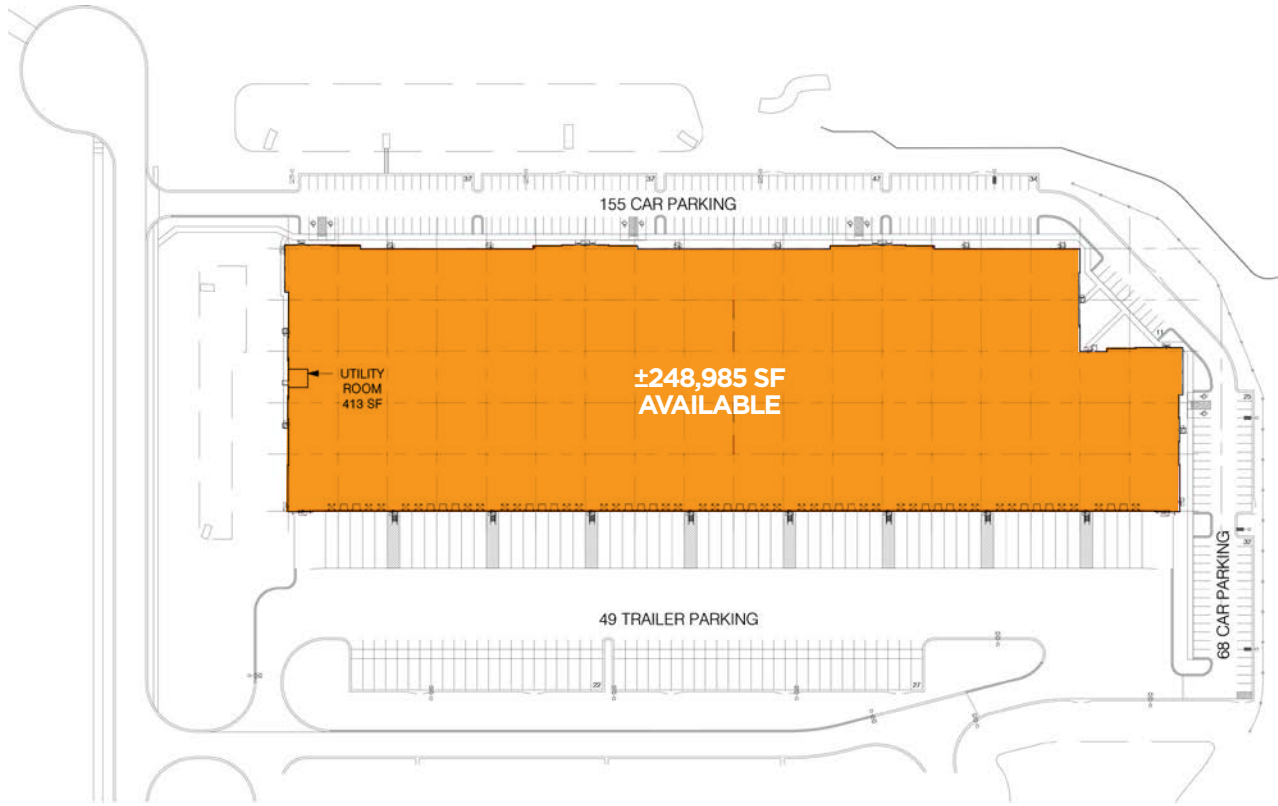
HIGHLY EXPERIENCED landlord and developer with extensive in-house resources

- **BUILDING I**
±109,059 SF Available
- **BUILDING II**
±543,554 SF Available
- **BUILDING III**
±57,696 SF Available
- **BUILDING IV**
±248,985 SF Available Under Construction
- **BUILDING V**
±346,826 SF Available Under Construction

TURNER LOGISTICS CENTER

BUILDING IV
±248,985 SF AVAILABLE

I-70 & TURNER DIAGONAL / KANSAS CITY, KS / NEW CONSTRUCTION



±248,985 SQUARE FEET **±25** DOCK DOORS **±2** DRIVE INS **±231** CAR PARKING

LEASE RATE	\$4.65 PSF	DOCK DOORS	25 (EXPANDABLE)
TAXES	\$0.16 PSF	DRIVE-IN DOORS	2
BUILDING SF	±248,985 SF	TRAILER PARKING	49
AVAILABLE SF	±248,985 SF	AUTO PARKING	±231 CARS
BUILDING DIMENSIONS	276' DEEP X 1040'	FIRE PROTECTION	ESFR
COLUMN SPACING	52' X 54' COLUMNS 52' X 60' SPEED BAYS	LIGHTING	LED, MOTION SENSORS, 30 FC AVERAGE
CLEAR HEIGHT	36'	CONSTRUCTION	100% TILT UP CONCRETE



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