



NORTHLAND

PARK

BUILDING III
±55,977 SF AVAILABLE

12600 NE 40TH STREET / KANSAS CITY, MO / NEW CONSTRUCTION



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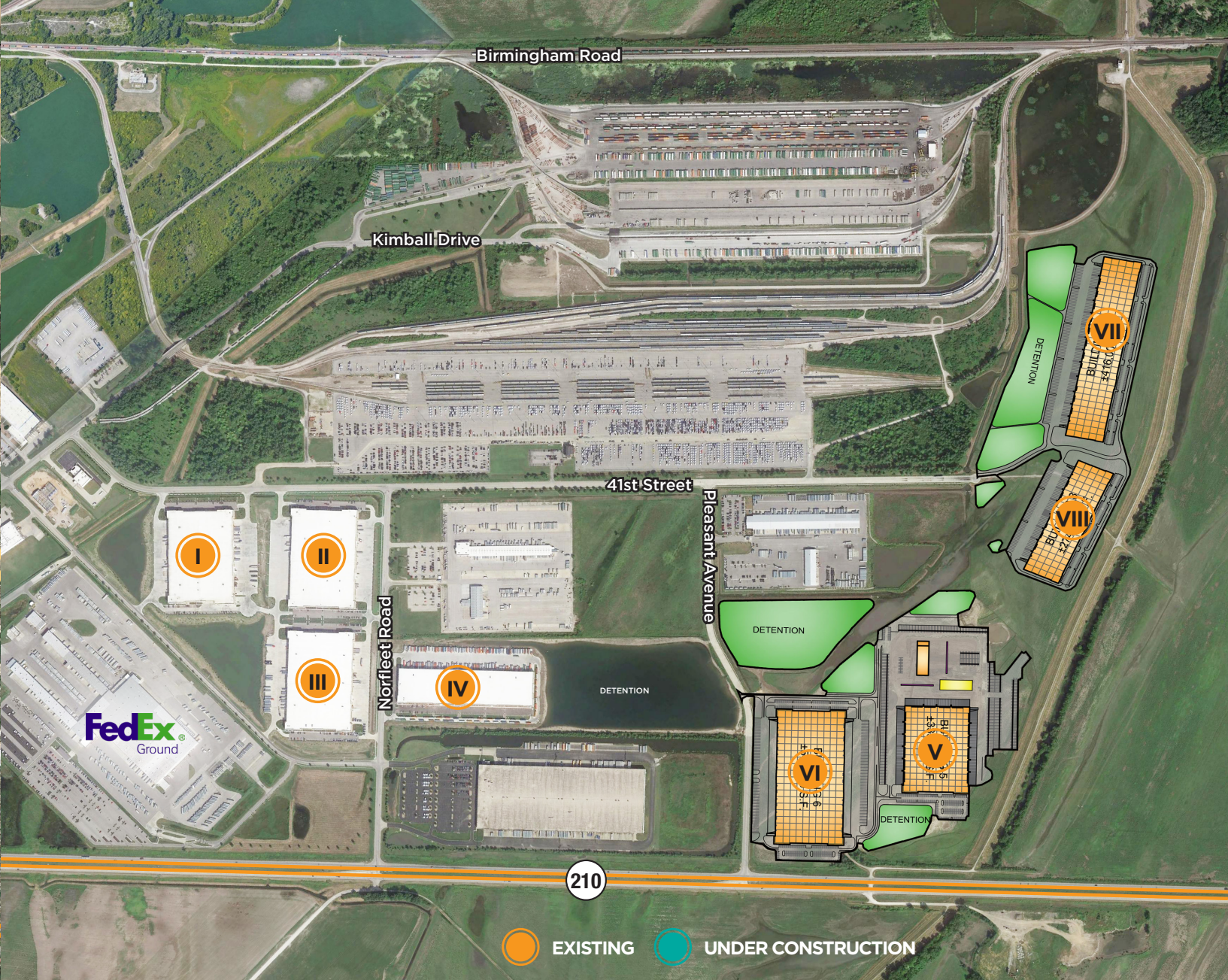
tott@northpointkc.com



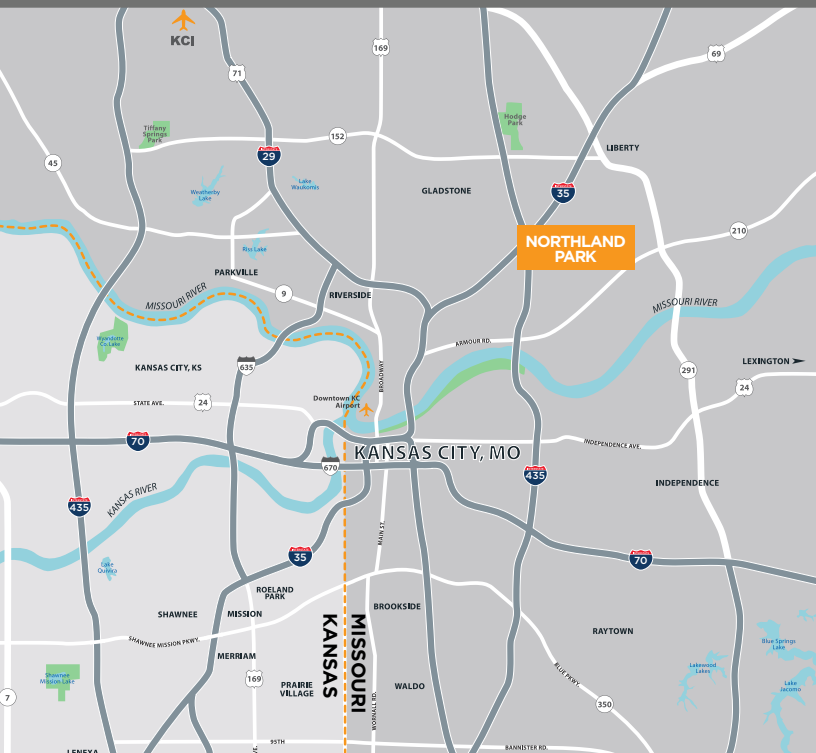
**CUSHMAN &
WAKEFIELD**



NorthPoint™
DEVELOPMENT



INSTANT CONNECTIVITY TO KC METRO



STRATEGICALLY LOCATED
with unparalleled access to
Interstate 29, 35, 70 and 435
and Highway 210 and 291



**ACCESS TO LARGE LABOR
POOL** capable of supporting
distribution operation



**AGGRESSIVE REAL ESTATE
TAX ABATEMENT**—offering
substantial tax savings



HIGHLY EXPERIENCED
landlord and developer with
extensive in-house resources



**240 ACRES WITH 4.3 MILLION
SQUARE FEET** of projected
Class A industrial product

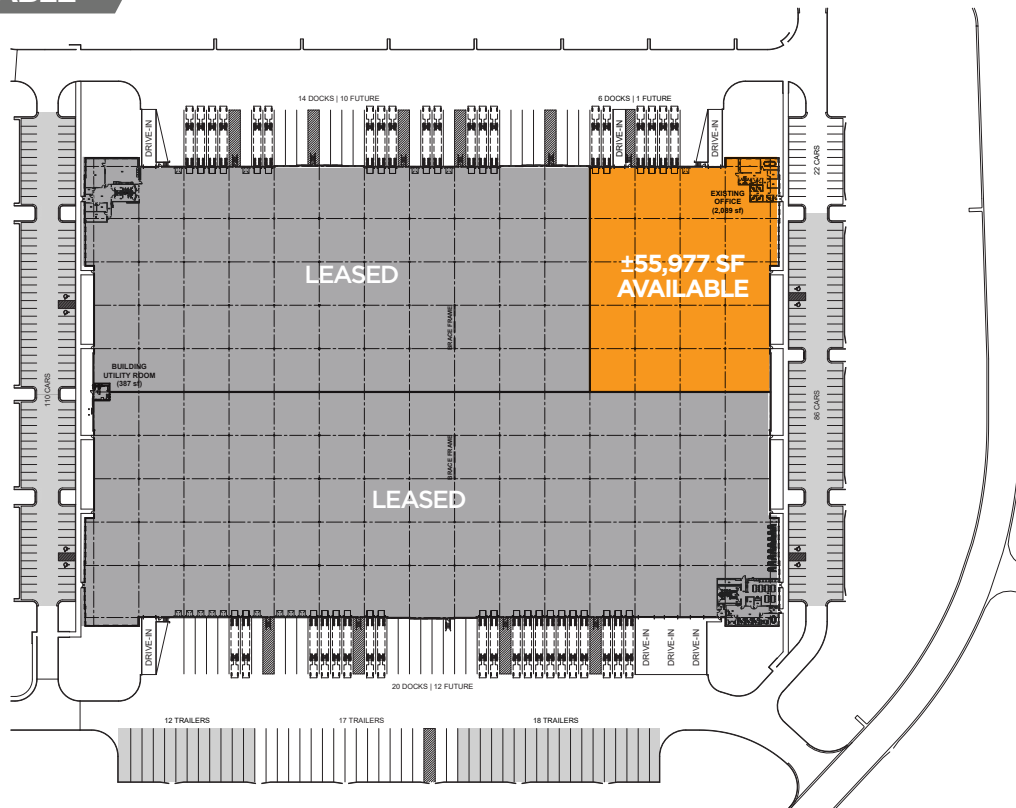
- **BUILDING I**
±389,186 SF, Fully Leased
- **BUILDING II**
±413,332 SF, Fully Leased
- **BUILDING III**
±55,977 SF Available
- **BUILDING IV**
±303,300 SF, Fully Leased

- **BUILDING V**
±340,000 SF, Fully Leased
- **BUILDING VI**
±548,560 SF, Fully Leased
- **BUILDING VII**
±418,619 SF, Fully Leased
- **BUILDING VIII**
±274,730 SF, Fully Leased

NORTHLAND PARK

BUILDING III
±55,977 SF AVAILABLE

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±55,977 SQUARE FEET

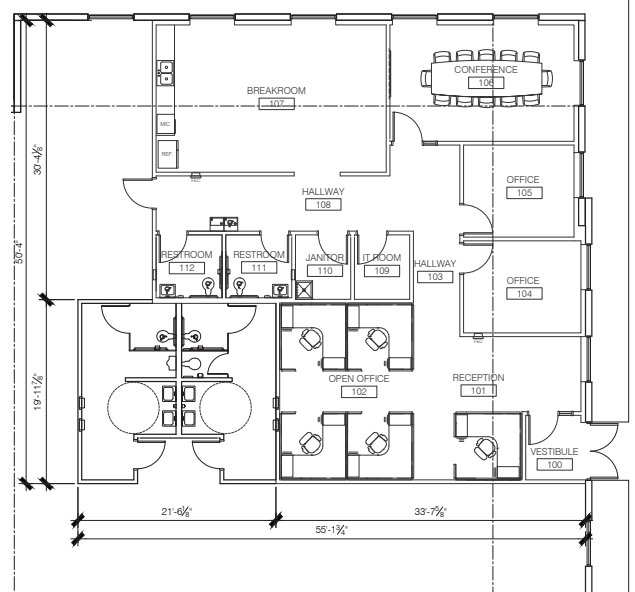
±6 DOCK DOORS

±2 DRIVE-INS

±22 CAR PARKING

BUILDING SIZE	±413,331
AVAILABLE SF	±55,977
OFFICE SF	±2,089
BUILDING DIMENSIONS	520' X 780'
COLUMN SPACING	50' X 52' COLUMNS 52' X 60' SPEED BAYS
CLEAR HEIGHT	36'
DOCK DOORS	6 (EXPANDABLE TO 7)
DRIVE-INS	2
AUTO PARKING	±22 CARS
FIRE PROTECTION	ESFR - K-25 K-17
LIGHTING	LED, 30 FC IN WAREHOUSE SITE FULLY LIT
CONSTRUCTION	PRE-CAST CONCRETE

Existing Office Plan



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