



MIDWEST GATEWAY 1 & 2

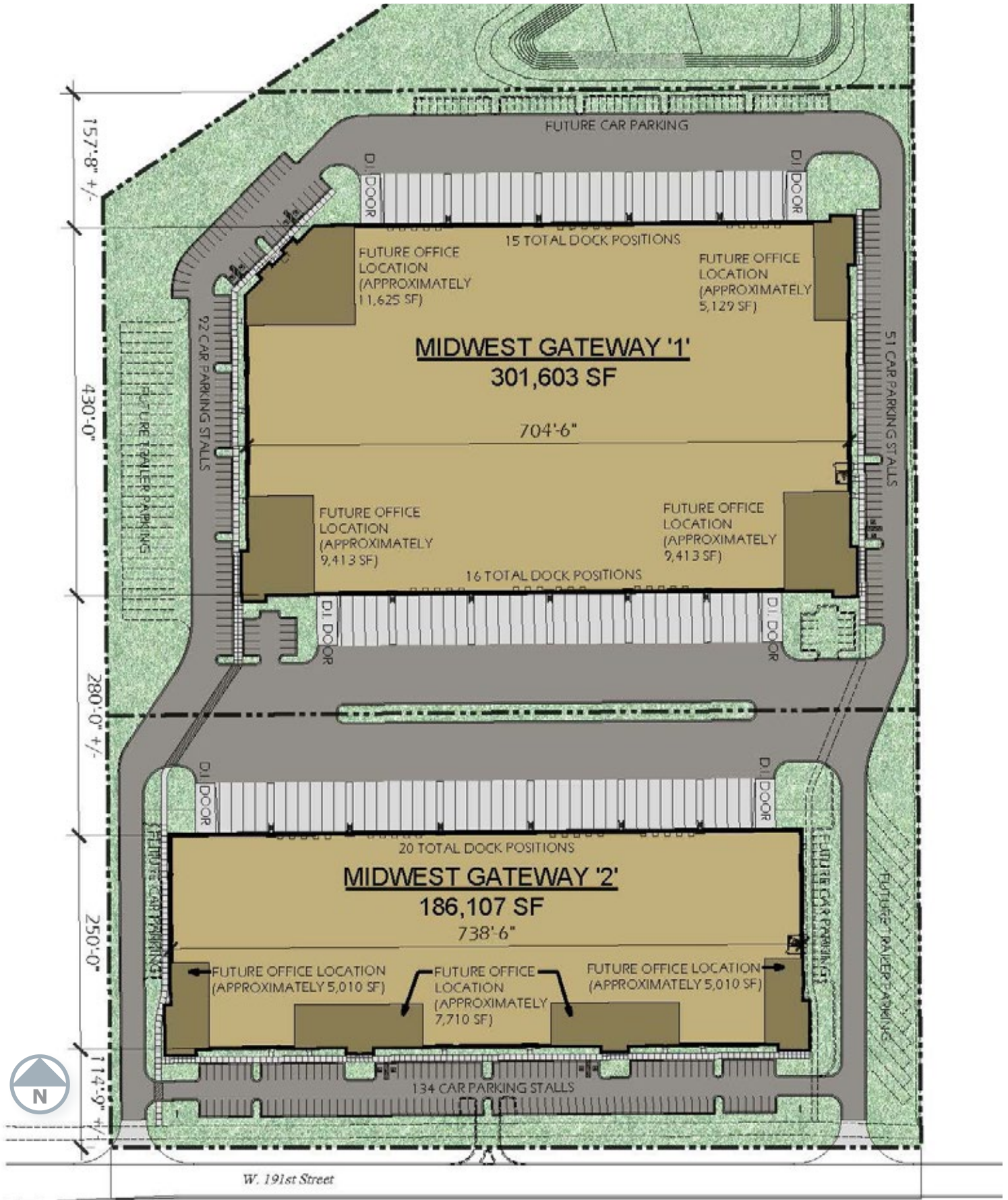
INTERMODAL DISTRIBUTION BUILDINGS
FOR SALE OR LEASE - AVAILABLE Q1 2018

191ST & HOMESTEAD, EDGERTON, KANSAS

PROPERTY HIGHLIGHTS

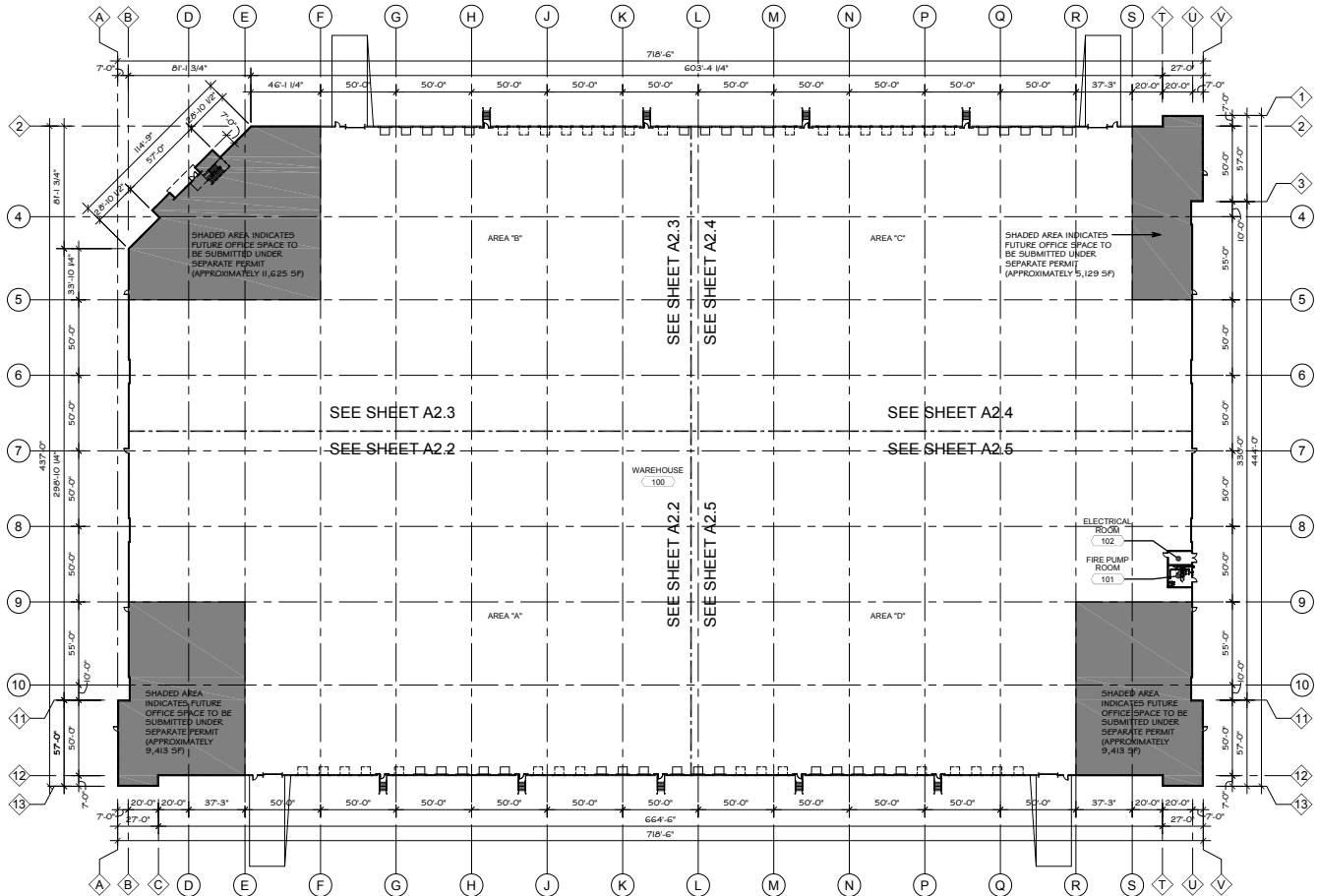
- Up to **487,000 SF** available in two adjacent first-generation distribution facilities
- Buildings can accommodate manufacturing, warehouse and distribution tenants from 50,000 SF and up
- Directly adjacent to recently opened 443-acre **BNSF intermodal yard** which offers international and domestic container service
- **Nearest development** to the entrance to the BNSF intermodal yard
- Located along the **heavy haul corridor**, allowing shippers to send heavier loads to and from the intermodal yard
- Offers **reduced taxes** for 10 years, a competitive lease rate, as well as attractive city and state tax incentives including Foreign Trade Zone benefits.



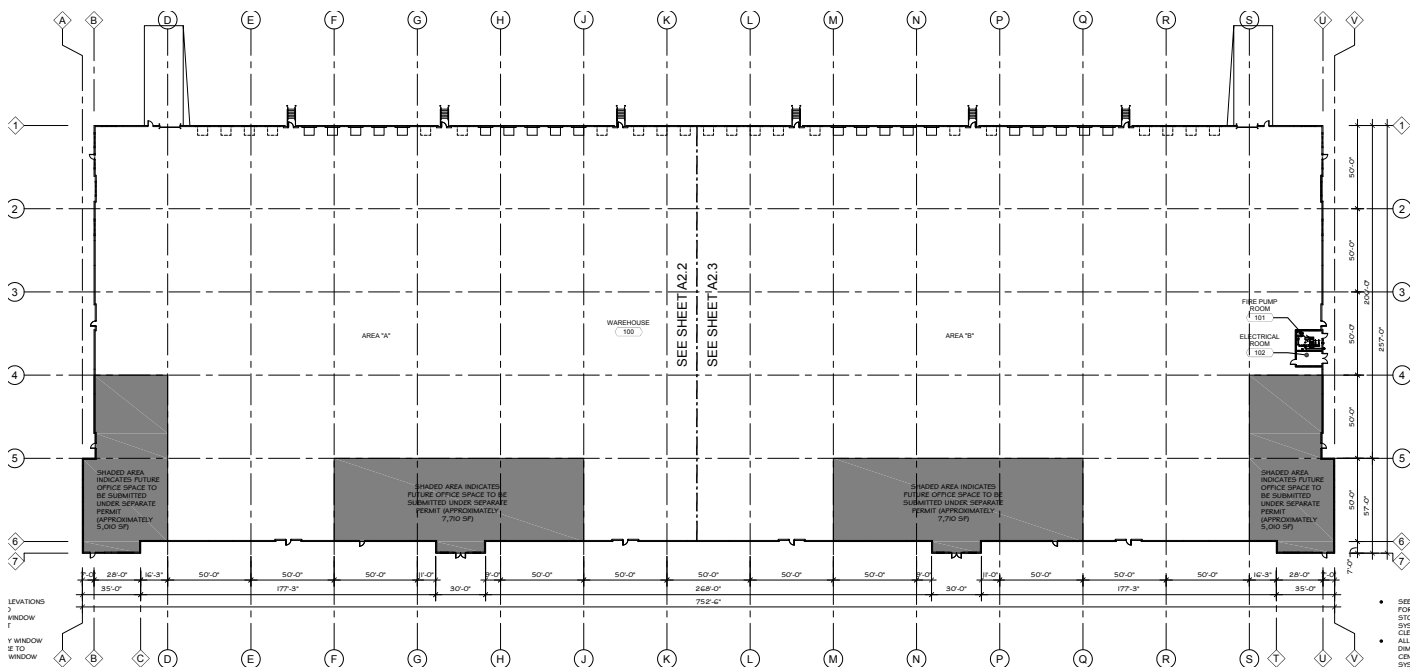


FLOOR PLANS

NORTH BUILDING - 1



SOUTH BUILDING - 2



NORTH BUILDING - 1

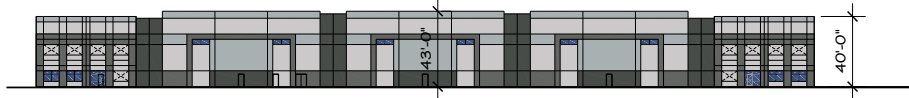
POSSIBLE FUTURE CORNER OFFICE SPACE LOCATION



BUILDING 1 - SOUTH ELEVATION

SCALE: 1" = 60'-0"

POSSIBLE FUTURE CORNER OFFICE SPACE LOCATION



BUILDING 1 - EAST ELEVATION

SCALE: 1" = 60'-0"

ELEVATION FINISH SCHEDULE

PT-1	PAIN COLOR (FINE TEXTURED) SHERWIN WILLIAMS - SW6260 - UNIQUE GRAY
PT-2	PAIN COLOR (MEDIUM TEXTURED) SHERWIN WILLIAMS - SW6254 - UNCERTAIN GRAY
PT-3	PAIN COLOR (MEDIUM TEXTURED) SHERWIN WILLIAMS - SW7068 - GRIZZLE GRAY
PT-4	PAIN COLOR (MEDIUM TEXTURED) SHERWIN WILLIAMS - SW7062 - ROCK BOTTOM
GUTTERS AND DOWNSPOUTS TO BE PREFINISHED METAL TO MATCH PT-2	
NOTE: CORING CAPS TO BE PREFINISHED METAL AND TO MATCH ADJOINING PAIN COLORS	

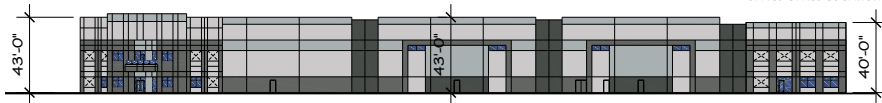
POSSIBLE FUTURE CORNER OFFICE SPACE LOCATION



BUILDING 1 - NORTH ELEVATION

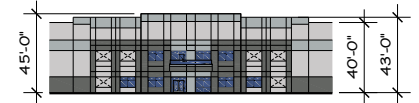
SCALE: 1" = 60'-0"

POSSIBLE FUTURE CORNER OFFICE SPACE LOCATION



BUILDING 1 - WEST ELEVATION

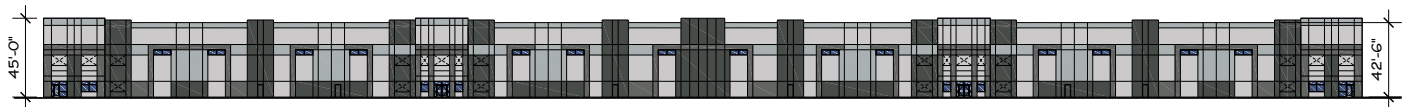
SCALE: 1" = 60'-0"



BUILDING 1 - NW CORNER ELEVATION

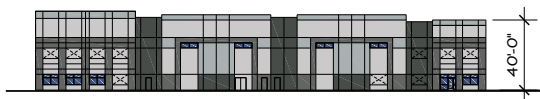
SCALE: 1" = 60'-0"

SOUTH BUILDING - 2



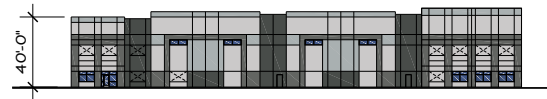
BUILDING 2 - SOUTH ELEVATION

SCALE: 1" = 60'-0"



BUILDING 2 - EAST ELEVATION

SCALE: 1" = 60'-0"



BUILDING 2 - WEST ELEVATION

SCALE: 1" = 60'-0"



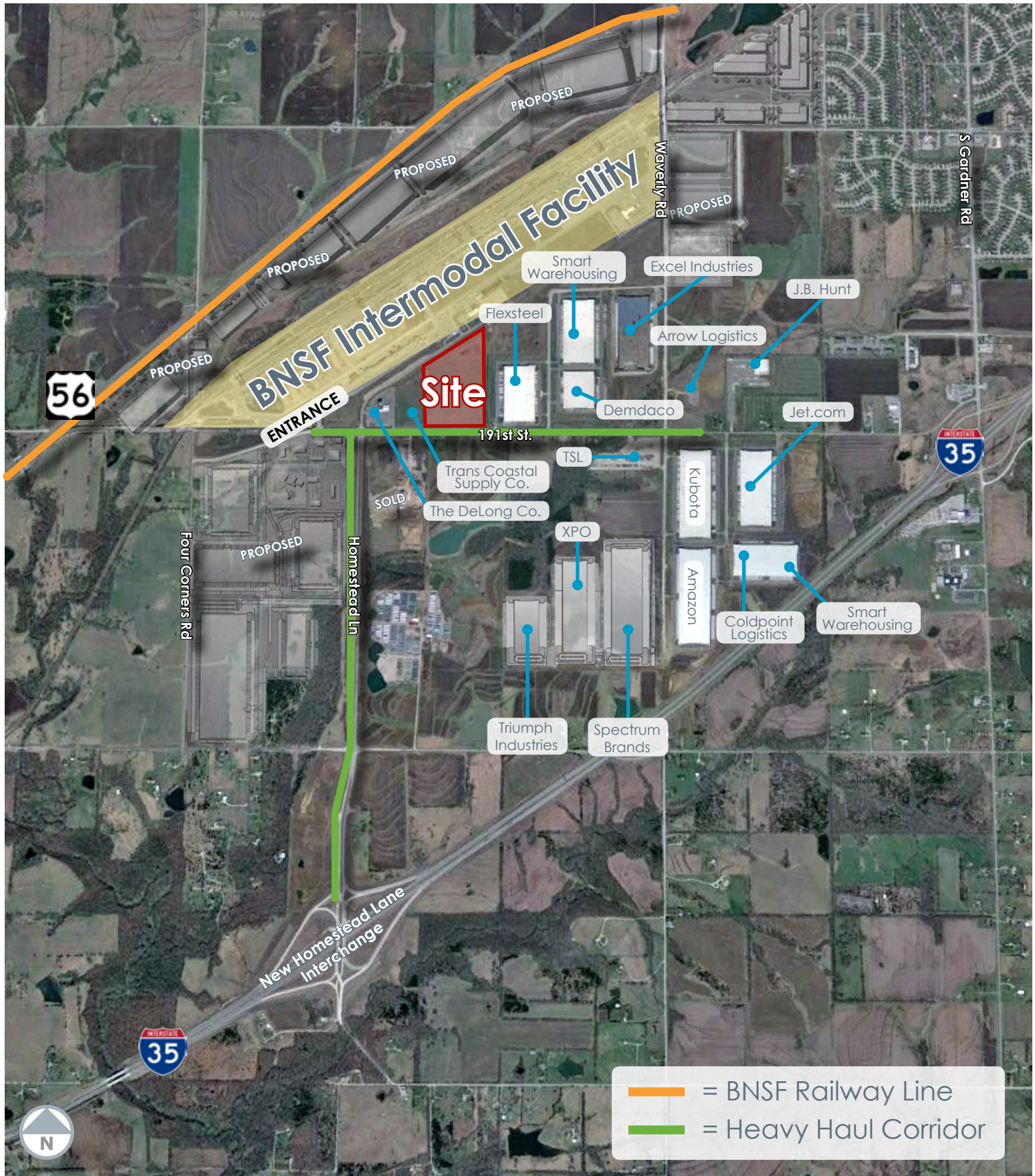
BUILDING 2 - NORTH ELEVATION

SCALE: 1" = 60'-0"

DEVELOPMENT DETAILS

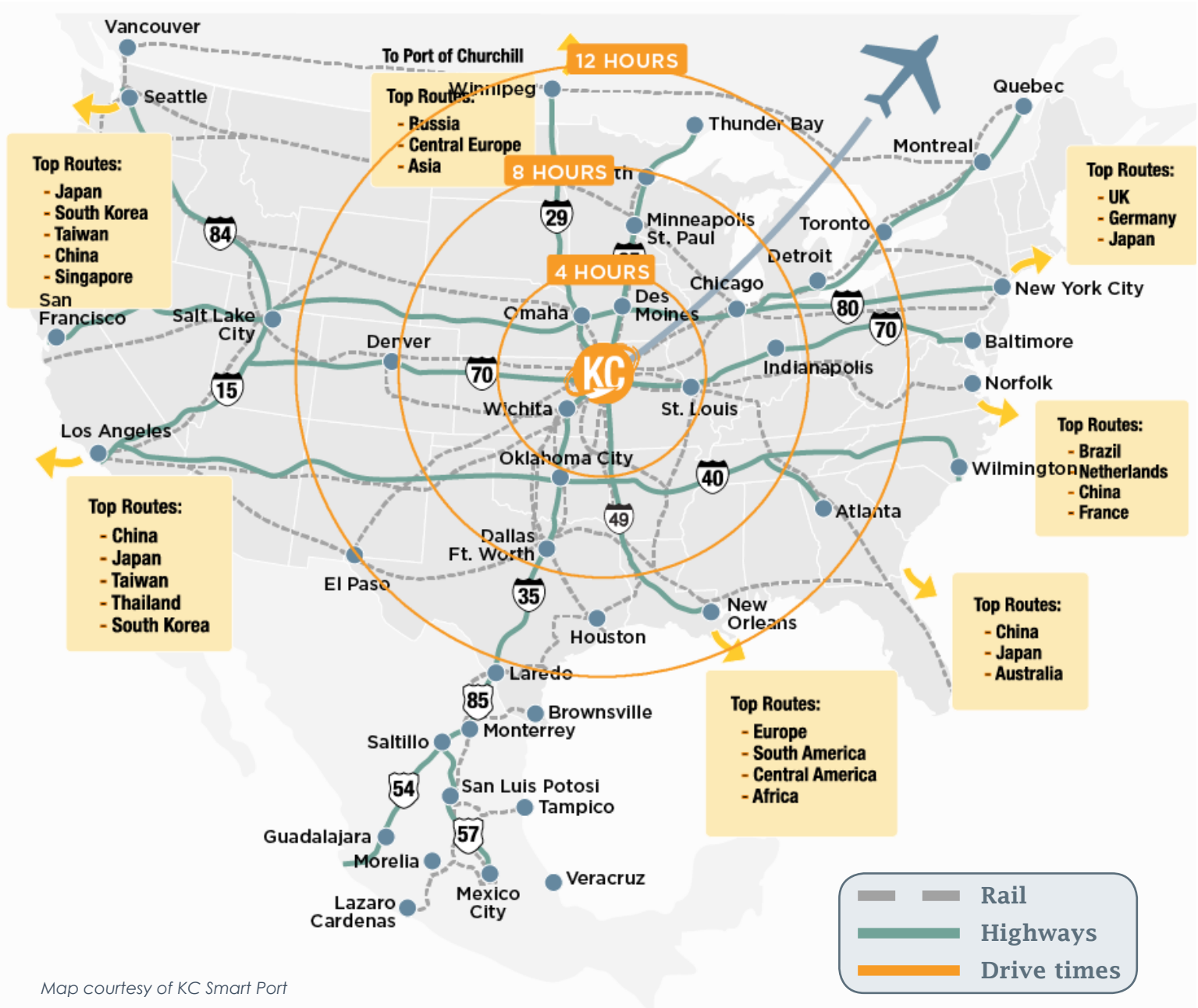
	MIDWEST GATEWAY 1	MIDWEST GATEWAY 2
Available Space:	301,603 SF, divisible	186,107 SF, divisible
Building Dimensions:	430' x 723'	257' x 738'
Column Spacing:	50' x 50' (interior) 50' x 60' (speed bays)	50' x 50' (interior) 50' x 60' (speed bays)
Clear Height:	32' clear	32' clear
Loading Docks:	31 doors, expandable to 63 (1:4,800 SF); 9'x10'; cross-dock configuration	20 doors, expandable to 41 (1:4,600 SF); 9'x10'
Dock Equipment:	Additional equipment available	Additional equipment available
Drive-in Doors:	4 doors, motor-operated; (12'x14')	2 doors, motor-operated; (12'x14')
Truck Court:	130' deep, 60' concrete apron	130' deep, 60' concrete apron
Truck Parking:	63; expandable	21; expandable
Trailer Storage:	Build-to-suit; 29 spaces; expandable	Build-to-suit; 15 spaces; expandable
Vehicle Parking:	143 stalls; expandable	134 stalls; expandable
Construction:	Concrete tilt-up with architectural glass	Concrete tilt-up with architectural glass
Office Space:	Build-to-suit	Build-to-suit
Floor Thickness:	7" floor slab	7" floor slab
Roof:	60 mil mechanically attached white TPO membrane; 20-year warranty	60 mil mechanically attached white TPO membrane; 20-year warranty
Lighting:	T-5 High-output fluorescent fixtures; individual motion sensors; 25fc average at 3' AFF	T-5 High-output fluorescent fixtures; individual motion sensors; 25fc average at 3' AFF
Warehouse Heat:	Make-up air units and ventilation	Make-up air units and ventilation
Water:	Johnson County Water District 7; 2" Service	Johnson County Water District 7; 2" Service
Electricity:	KCP&L; 2,000 Amp 480V	KCP&L; 1,200 Amp 480V
Gas:	Kansas Gas Energy; 2PSIG	Kansas Gas Energy; 2PSIG
Fire Protection:	Johnson County Fire Dept. 1; ESFR sprinklers	Johnson County Fire Dept. 1; ESFR sprinklers
Zoning:	Logistics Park	Logistics Park
Intermodal Access:	0.35 miles to BNSF entrance	0.35 miles to BNSF entrance
Highway Access:	1.6 miles to I-35; 19.5 miles to I-435	1.6 miles to I-35; 19.5 miles to I-435
Lease Rate:	\$4.75/SF NNN	\$4.95/SF NNN
Taxes:	Fixed at \$0.62/SF for 10 years	Fixed at \$0.62/SF for 10 years
Insurance:	Est. at \$0.05/SF	Est. at \$0.05/SF
CAM:	Est. at \$0.15/SF	Est. at \$0.15/SF
Delivery:	February 2018	February 2018

SITE LOCATION



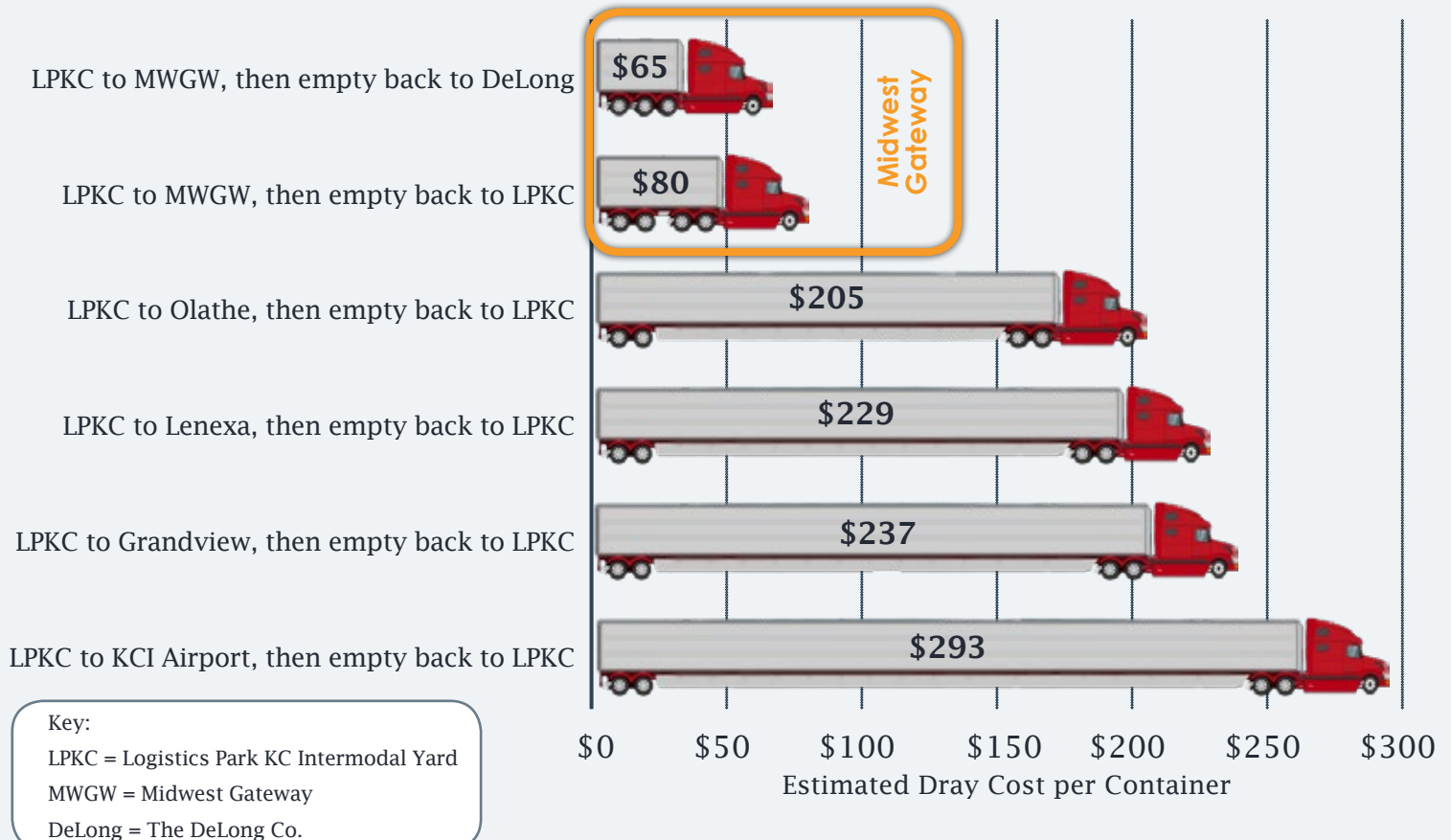
NATIONAL SHIPPING ROUTES

Midwest Gateway is strategically and centrally located in the Midwest with access to 85% of the U.S. population in 2 days or less. The site's access to the BNSF intermodal facility and interstate highways create more efficient movement of materials — saving time and reducing costs.



Maximize your supply chain strategy. Leverage the advantages of intermodal.

ESTIMATED DRAYAGE COSTS



Advantages of Locating at Midwest Gateway vs. Other Metro Locations

Average savings/year: \$250,000 - \$456,000

Annual savings/SF:
(for 300,00 SF user with 2,000 containers per year) \$0.83 - \$1.52

Additional savings:

- Fuel surcharges
- Chassis charges
- City heavy haul usage fees
- Freight handling charges

Environmental advantages:

- Reduced energy consumption
- Lower gas emissions
- Improved carbon footprint
- Minimized hazmat releases

ABOUT KANSAS CITY

Located in the heart of the country, Kansas City offers centralized access to all major markets. With one of the most diverse economies among mid-size cities, Kansas City is pro-business and has an abundant and skilled workforce no matter the industry.

Kansas City's Advantages:

- Low cost of living
- Well-educated & productive workforce
- Most geographically central major metro market in the country
- Pro-business environment
- World-class arts & entertainment
- National sports teams (Royals, Chiefs, Sporting Kansas City)
- World-famous barbecue
- Great quality-of-life factors such as affordable housing, excellent education & low crime rates

Kansas City's Major Employers

AMC Entertainment**	Hallmark Cards
American Century	Hill's Pet Nutrition
Black & Veatch	Interstate Bakeries Corp.**
Burns & McDonnell	JE Dunn Construction
Cerner Corporation	Newport Television
Commerce Bancshares	Collective Brands
DeBruce Grain	Seaboard Corporation
DST Systems**	Sprint*
Garmin	UMB Financial
Great Plains Energy**	Westar Energy
H&R Block*	YRC Worldwide*

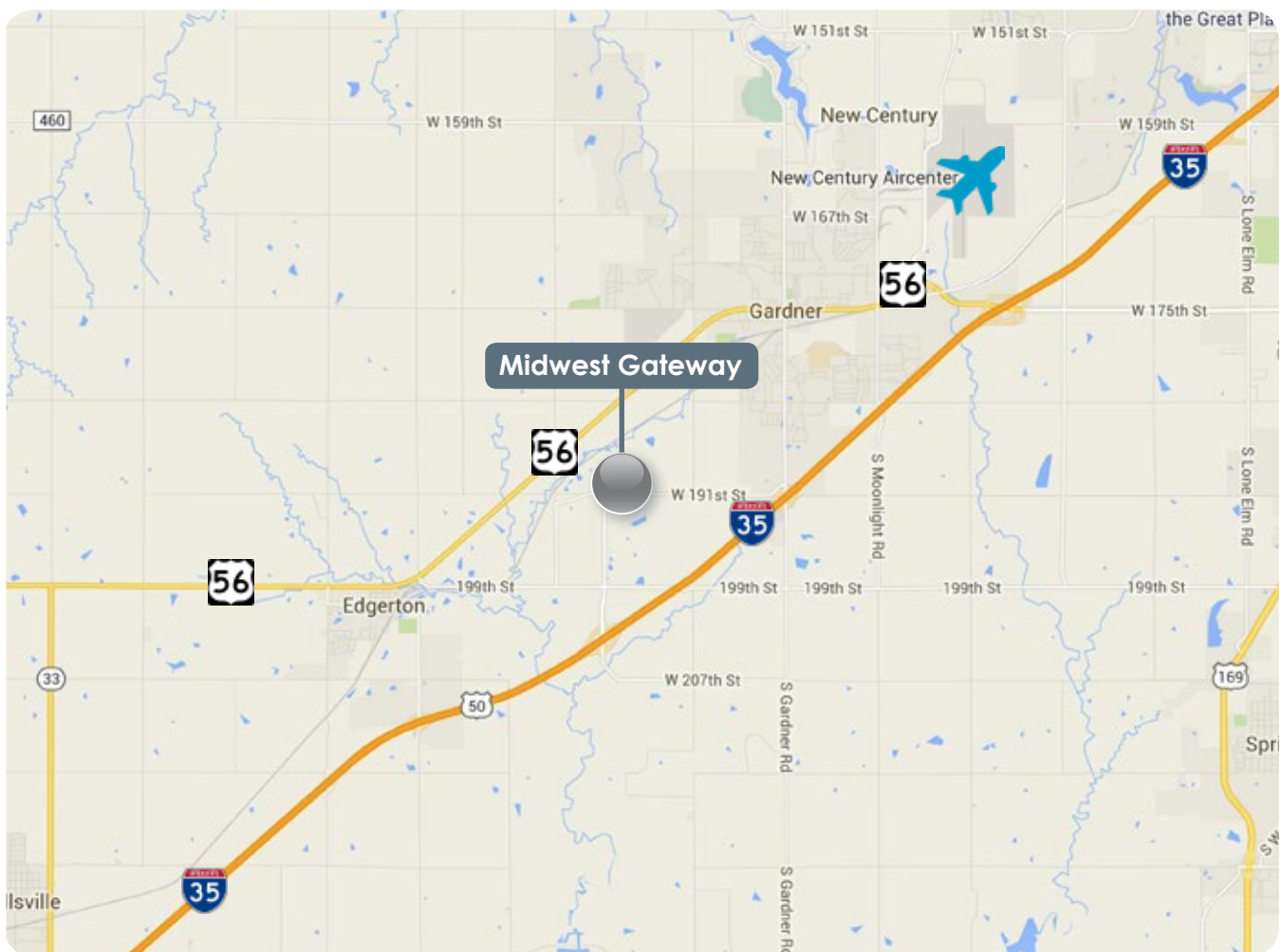
* Fortune 500 (Hallmark is privately owned)

** Fortune 1000



Midwest Gateway's location in **Edgerton, Kansas** provides access to major rail (BNSF intermodal), air (New Century Air Center) and highway transportation (via I-35 and Hwy 56). Edgerton is approximately 25 miles southwest of downtown Kansas City. A double diverging diamond interchange at Homestead Lane allows for quicker turns, improved traffic flow and easy access to I-35.

Midwest Gateway is located near the entrance to the **BNSF intermodal facility**. The intermodal yard is a 440-acre site with a rail network that allows access to 85% of the U.S. population within two days. It spans from Los Angeles (Port of Long Beach) to Chicago, as well as other markets coast to coast. The BNSF intermodal provides transload and other services to support and maximize your supply chain capabilities.





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