KCI INTERMODAL BUSINESSCENTRE | LOGISTICSCENTRE VI

KCI
INTERMODAL BUSINESSCENTRE

LOGISTICSCENTRE VI

MODERN WAREHOUSE/DISTRIBUTION SPACE
349,440± SF AVAILABLE

10500 NW TRANSCON DRIVE
112TH STREET & I-29, KANSAS CITY, MO

a development project by:

Trammell Crow Company

CLARION PARTNERS

CBRE

KCI
INTERMODAL BUSINESSCENTRE

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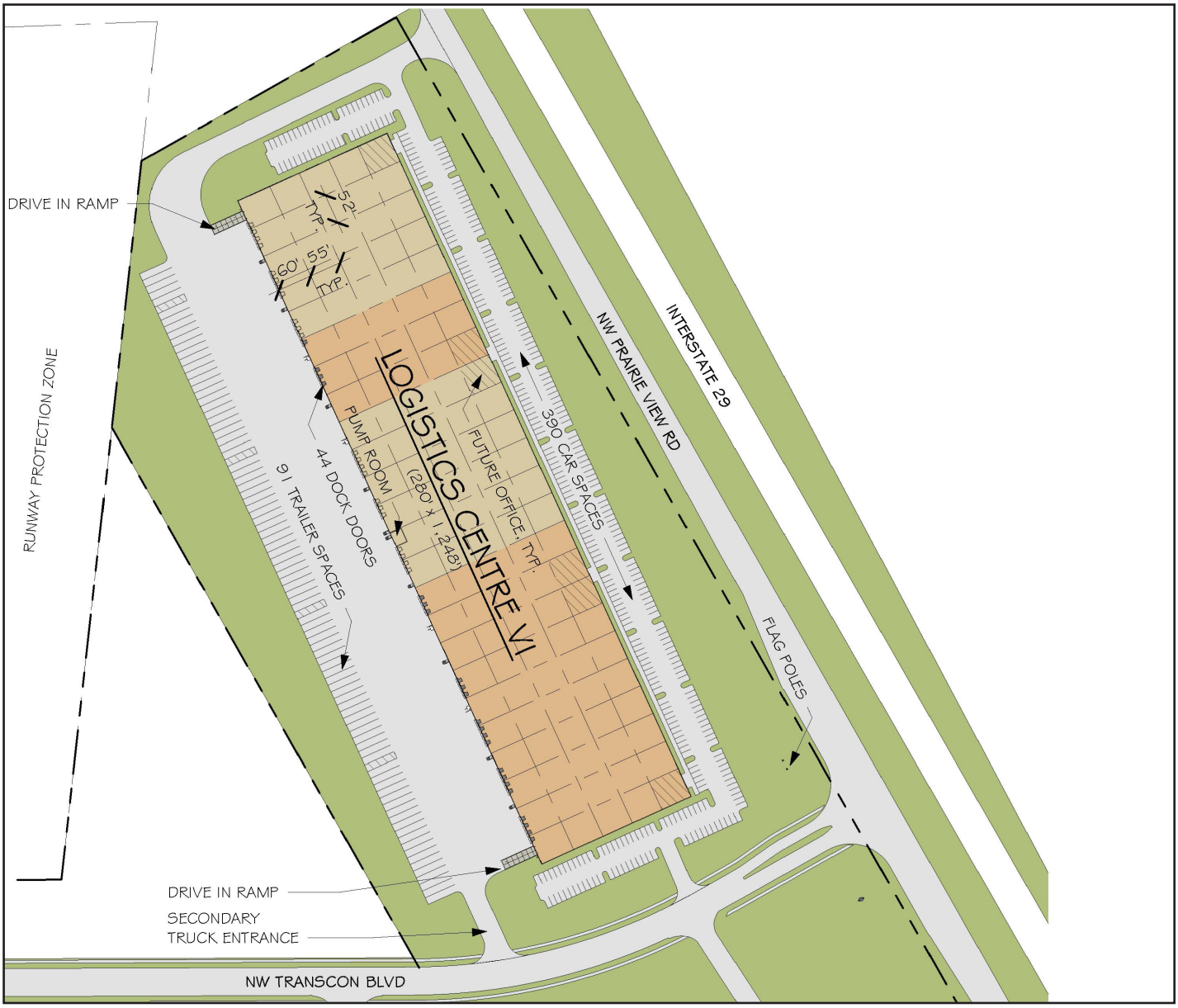


CBRE

Trammell Crow Company

CLARION PARTNERS

Available Space
349,440± SF (Divisible to 43,680± SF)

Land Area
26± net usable acres

Clear Height & Floor
32’ Clear height to the lowest structural member. 7” Thick reinforced concrete floor.

Column Spacing
52’ x 55’ typical (52’ x 60’ at speed bay)

Dimensions/Configuration
The building is 280’ depth x 1,248’ length.

Loading
(44) dock positions, (23) add’l positions possible. 25,000-cycle door springs on all dock doors
(2) drive-in doors, (4) add’l doors possible

Parking
(390) car parking positions available.
(91) trailer parking positions available.

Lighting
LED light fixtures with motion sensors, 10’ tail whips providing an average 25 foot-candles of light at 36” above the finished floor over an open area.

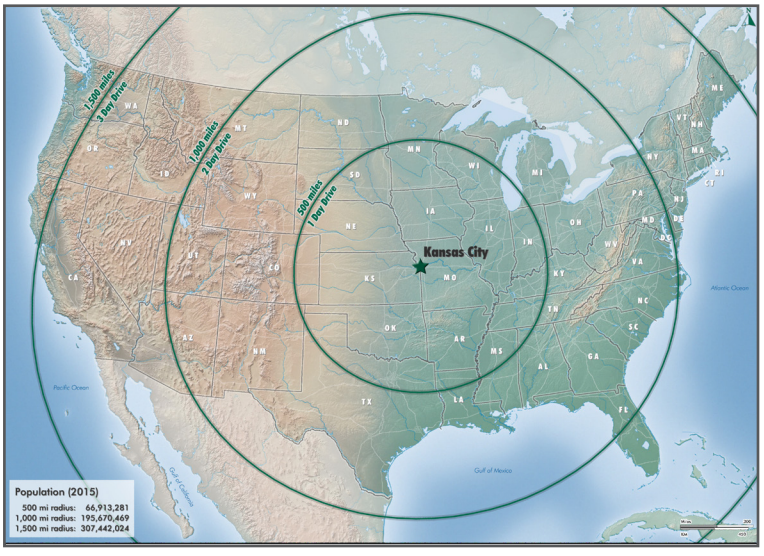
Fire Protection
ESFR sprinkler system with Class IV commodity NFPA rating.

Electrical Service
400 amp, 277/480-volt, 3-phase, 4-wire, typical tenant service. Additional electrical capacity available.

Gas/Water
Natural gas lines at 5 psig.
16” city water main w/ 2” line for domestic water service.

Telecommunications
Internet/Telecom are available at demarcation panel. Fiber optic service available for additional charge.

KC Drive Time Map



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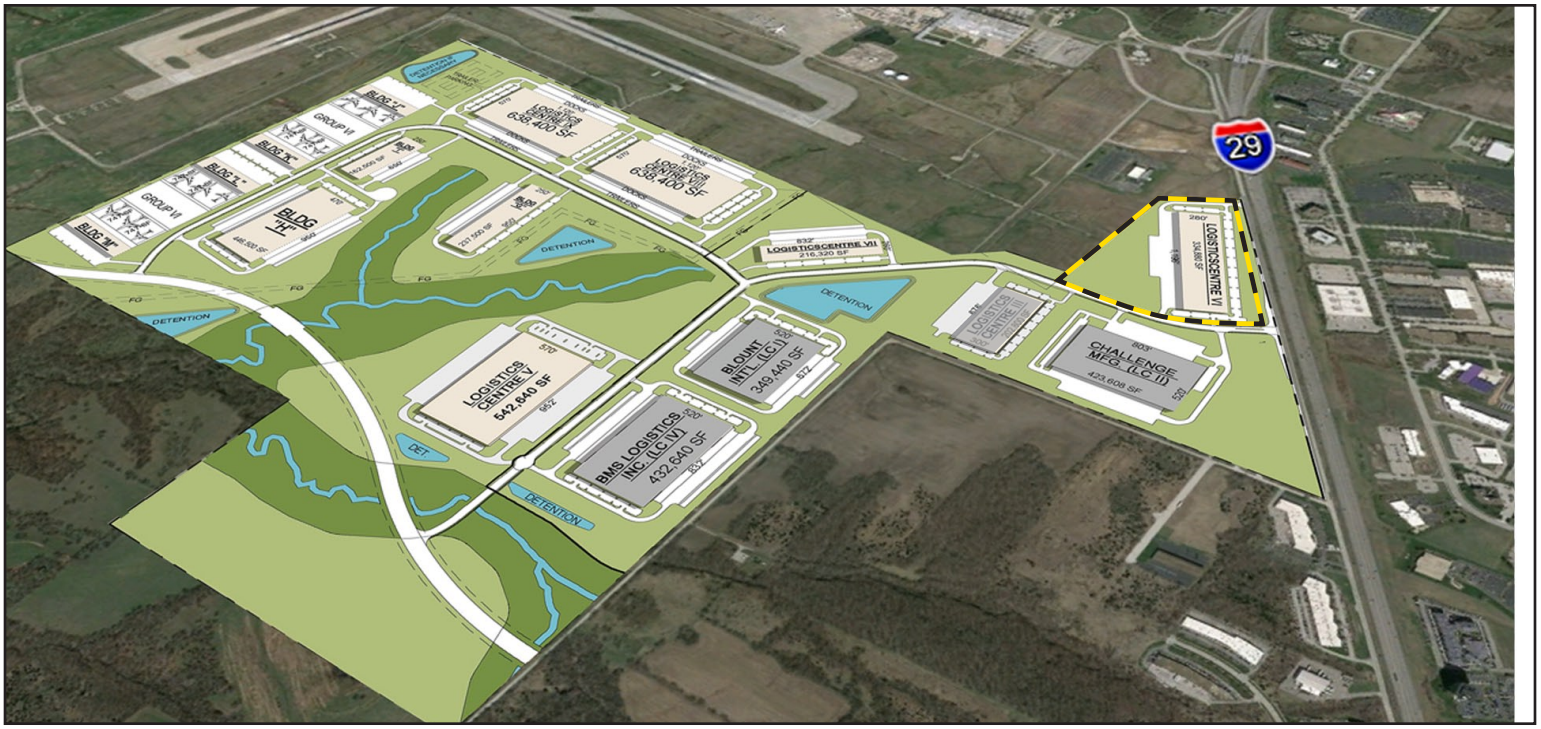

Project Advantages

- Lowest occupancy cost for quality development for short term and long term occupancy.
- Platte County workforce ranks higher than metro averages for availability, quality, stability and productivity; each ranging from 5.5-6.5 on a scale of 7.
- Immediate interstate access to I-29 and the entire four major interstates serving the Kansas City Metro (I-29, I-35, I-70, I-49).
- Proximity to KCI International Airport for ease of customers and out of town personnel to visit the facility and overnight air shipments.
- Foreign Trade Zone established.
- All four Platte County School Districts are Accredited with Distinction, the highest level of recognition by the State of Missouri.
- Platte County ranks #1 out of Missouri's 115 counties for quality of life, according to the County Health Rankings issued annually by the Robert Wood Johnson Foundation. Platte County has been #1 in both 2016 and 2017.
- Platte County's growth continues to outpace all other counties in Missouri. Platte County's population has grown 10.1% since the 2010 Census, and 25% since the year 2000.

KCI Intermodal BusinessCentre | LogisticsCentre III

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CBRE

LOGISTICSCENTRE VI DISTRIBUTION CENTER

SUMMARY OF BASE BUILDING SPECIFICATIONS

Land Area: 25.646 net useable acres in Lot A of KCI Intermodal BusinessCentre, 10500 NW Transcon Drive, Kansas City, MO 64153.

Building Type: LogisticsCentre VI ("LC6") is designed as a Class A rear-load office / warehouse / distribution center that incorporates sustainable design and construction features.

Office Area: Six separate tenant entries are available with the office areas to be built to tenants' specific requirements under a Tenant Improvement Allowance ("TI Allowance").

Building Size: 349,440± SF

Building Dimensions: 280' depth x 1,248' length.

Column Spacing: 52' x 55' (typical) with 52' x 60' at the perimeter bays along the dock loading wall. Columns are structural steel tubes 10" x 10" x ¼".

Clear Height: 32' minimum clear height from the finished floor to the lowest structural member of the roof frame, except at the perimeter bays along the loading dock walls. The ceiling deck is painted white.

Roof System: Single-ply, mechanically fastened, 60-mil white TPO roof membrane with R-17.2 insulation including 15-year manufacturer's warranty.

Floor Slab: 7" thick, reinforced concrete floor slab over a 4" crushed stone base with compressive strength of 4,000 psi in 28 days finished to a specified overall value FF 50/FL 35 and a minimum local value FF 30/FL 20. Saw-cut joints within the 60' loading dock bays are caulked with MM-80 joint sealant. To minimize moisture transfer from the subgrade a 15-mil vapor barrier has been installed under the entire building floor slab.

Curing, sealing and hardening compound used for interior warehouse floor is Ashford Formula at initial application followed by a second "spiff coat" of Ashford Formula at building completion.

Loading: LC6 offers 44 dock positions (1:8,000± SF) with 9' wide x 10' high manually operated doors. The base shell building includes 16 docks with the dock equipment package described below. The remaining 28 dock positions can be equipped with the equipment package specified below and/or other upgrades via the TI Allowance. There are 23 knock-out panels for additional dock doors. All dock doors feature 25,000-cycle springs.

LC6 offers two (2) 12' wide x 14' high drive-in doors, with electric operators. There are four (4) knock-out panels for additional drive-in doors.

Dock Equipment: The base building dock equipment package includes a 45,000# capacity 7' x 8' mechanical leveler, rigid frame dock shelter, dock bumpers and Z-guards. Light packages, dock-locks and other upgrades are available via the TI Allowance.

Trailer Parking: LC6 offers 91 non-reinforced concrete paved trailer parking positions that are 12.5' wide x 60' deep x 7" thick.

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SUMMARY OF BASE BUILDING SPECIFICATIONS

Loading Apron and Truck Court:	7” thick, non-reinforced concrete pavement over 6” crushed stone base. The loading apron extends 60’ from the building loading walls. Concrete drive lanes are 65’ wide. The entire truck court is paved with concrete.
Exterior Walls:	The building walls are painted concrete tilt-wall panels with clerestory windows for natural light. The interior sides of the walls are painted white.
Windows:	All windows are 1" thick insulated tinted glass.
Fire Sprinklers:	LC6 is equipped with a wet pipe ESFR sprinkler system with an 8” underground fire loop and four lead-ins and an electric-driven fire pump. The ESFR sprinkler system is designed in accordance with NFPA 13 to protect rack or palletized storage of Class I through IV commodities and plastics (carton or exposed, unexpanded) stored to a maximum height of 31 ft. Rack storage includes single-row, double-row or multiple row racks with no solid shelves. Allowable quantities of such materials will depend on the method of storage and type of product being stored. The system is designed to accommodate modifications to allow for in-rack sprinklers and higher zone densities if required.
Car Parking:	LC6 offers 390 car parking spaces provided for use by tenant(s) on a pro-rata basis.
Warehouse Lighting:	The base building lighting includes LED light fixtures with motion sensors that will provide an average of 25-footcandles of light at 36” above the finished floor across an open area. Upgrades to the lighting specification are available via the TI Allowance.
Warehouse HVAC:	Heat is provided via make-up air units with programmable control system designed to provide 50° F inside temperature at 0° F outside temperature. Ventilation fans in conjunction with louvered intakes provide summer ventilation rates up to 1.5 air exchanges per hour. Higher ventilation rates are available via the TI Allowance.
Electrical:	The house panel is 277/480-volt, 400-amp, 3-phase, 4-wire service. The base shell building includes spare conduits roughed-in for each tenant to have 277/480-volt, 1200-amp, 3-phase, 4-wire service. Upgrades to the electrical service are available via the TI Allowance. KCP&L is the service provider.
Gas:	Natural gas lines at 2psig serve the building with separate meters to the individual tenant suites from a common manifold. Spire is the service provider.
Water:	A 16” city water main at the street is reduced to 10” for the fire service loop. A 4” line is provided for domestic water service that is reduced to 2” to serve the individual tenant suites. KCMO is the service provider.
Telecom / Internet / Cable:	100-pair telecom service is provided at the demarcation panel inside the building’s sprinkler/utility room. Fiber optic service is available for an additional charge. AT&T is the service provider for telecom (telephone and data). Internet and cable service is available from various service providers as selected by tenants in the park.
Other Improvements:	Guard house, fencing, other security features, forklift charging stations and other Tenant Improvements are available as may be required via the TI Allowance.

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