



SUBTROPOLIS®

eCOMMERCE CENTER



70% SAVE ON UTILITIES	50% SAVE ON LEASE RATE	 ENERGY STAR PERFECT 100	 ON-SITE SERVICES	 INCREASE PRODUCTIVITY	 MAXIMUM FLEXIBILITY
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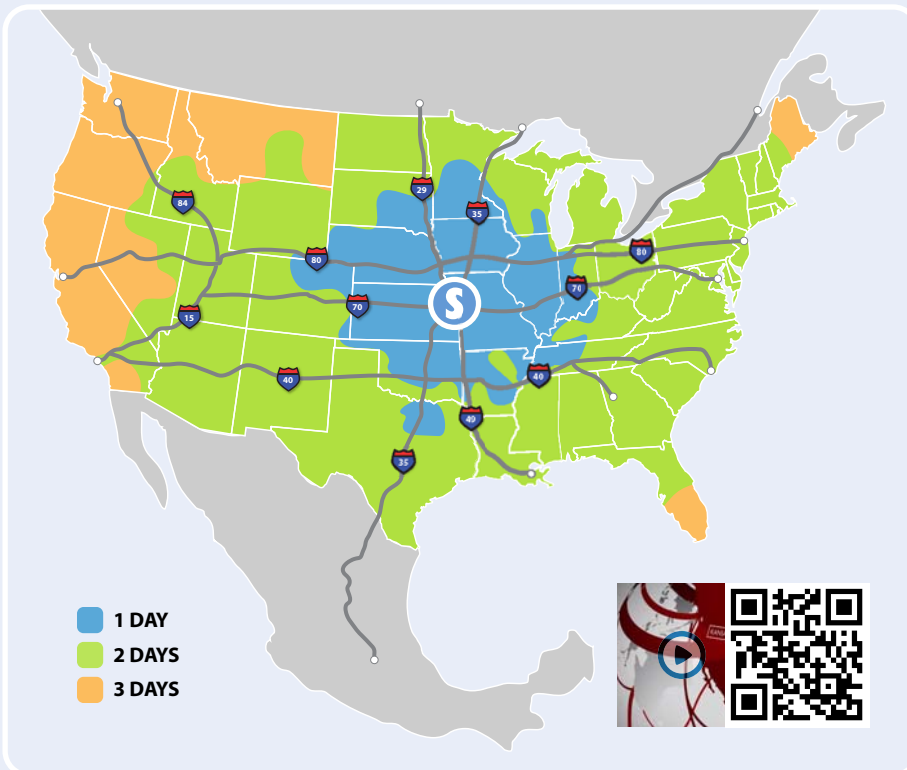
Location. Location. Location. — SubTropolis.

- Redundant power with low kW costs
- SubTropolis can provide you a larger fulfillment center footprint, with unmatched expansion flexibility
- Lower transportation costs¹
- First-stop/last-stop for FedEx and UPS, allowing for later shipments
- Multiple fiber carriers to meet your bandwidth requirements
- Foreign Trade Zone (FTZ)
- **Low Utility Costs** – SubTropolis is a ENERGY STAR certified warehouse facility
 - Lower Operation Costs - Sustainability without the upfront costs!
 - Low Utility Costs = 50-70% savings in total energy costs

¹Per FedEx facility location analysis.

Location. Location. Location — Kansas City.

- Located in the exact geographic center of the United States — allows for delivery of e-commerce shipments to **85% of the US population within 2 days**
- Kansas City is the nation's #3 trucking center and #2 rail hub
- Immediate access to I-435, I-70, I-35 and I-29
- Five Class I railroads run through the Kansas City region, and four have established or opened new intermodal facilities
- Talent pool — large skilled workforce



816-455-2500 | SubTropolis.com



SubTropolis Advantages

- low lease rates — 30-50% less than above ground facilities
- low utility costs — 50-70% savings in total energy costs
- comfortable environment for higher worker productivity
- maximum flexibility for expansions and seasonal surges
- convenient on-site management, maintenance and security
- sustainable without the upfront costs

Economic Incentives

- Foreign Trade Zone — occupants can save significantly by deferring or avoiding duties on imports
- Enhanced Enterprise Zone

Convenient Location & Accessibility

- close to downtown Kansas City, MO — just 10 minutes to Kansas City's central business district
- 20 minutes from Kansas City International Airport
- immediately accessible to I-435, and within minutes of I-70, I-35 and I-29
- geographical center of the U.S.
- served by over 300 truck lines
- rail served, open switch
- close proximity to multiple intermodal facilities

Physical Benefits

- consistent, year-round temperature and easily controlled humidity levels
- street level access
- millions of square feet free from exposure to outdoor elements

SubTropolis Services

- state-of-the-art fire sprinkler systems monitored by a centralized computer
- commissioned security officers on-site 24-hours-a-day, 7-days-a-week
- professional on-site management
- full-time maintenance crew

SubTropolis Facts & Figures

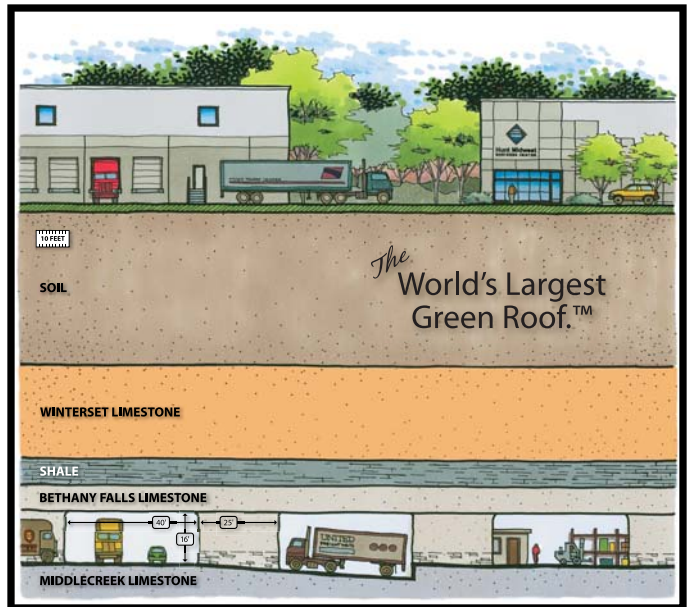
- over 6-million square feet of leasable space
- 8.2 miles of lighted, wide, paved roads
- 2.1 miles of railroad track
- more than 500 truck dock locations
- served by over 300 truck lines
- 16-foot ceiling height
- more than 50 international, national, regional and local companies
- more than 1,600 employees
- more than 1,600 parking spaces
- over 10,000 limestone pillars
- protected by fire sprinklers
- strength of limestone is 18,000-24,000 pounds per square inch (6x stronger than concrete)
- over 50-million square feet (1,100 acres) were mined out beginning in 1945



[VIDEO] "Location. Location. Location."



[VIDEO] Fly-through tour of a typical SubTropolis building.



Cross-Section of SubTropolis

SubTropolis was created through the mining of a 270-million-year-old limestone deposit.

Hunt Midwest is a Kansas City-based, privately held company owned by the Lamar Hunt family. The Hunt family business is a diverse portfolio of entities involved in real estate, sports/media, energy/resources, private equity and investments. Marquee entities include the Kansas City Chiefs, Hunt Midwest, Hunt Southwest, FC Dallas Soccer Club, Toyota Stadium, Chicago Bulls and United Center.



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