

HUNT MIDWEST BUSINESS CENTER | LOGISTICS IV

132,221 SF NOW AVAILABLE

9555 NE 48th Street
Kansas City, Missouri 64161



FOR LEASE

UP TO 132,221 SF WITH ADDITIONAL PARKING
AND 36 TRAILER STORAGE

95% REAL PROPERTY
TAX ABATEMENT



FOR MORE
INFORMATION
CONTACT

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CBRE

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BUILDING HIGHLIGHTS
9555 NE 48th Street
Kansas City, Missouri 64161



HUNT MIDWEST BUSINESS CENTER OFFERS SUPERIOR ACCESS TO:

- TRANSPORTATION HUBS
- HIGHWAYS
- LARGE LABOR FORCE

HMBC | LOGISTICS IV

132,221 SF | Available

HMBC | LOGISTICS V

203,899 SF | Leased



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BUILDING SPECS
9555 NE 48th Street
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- BUILDING TYPE** Concrete tilt panels with structural steel frame
1" insulated Low-E glass
- BUILDING SIZE** Approximately 478,295 square feet
- BUILDING DIMENSIONS** 520' deep x 915' wide
- COLUMN SPACING** 50' deep x 52' wide typical, staging bays are 60' deep
- CLEAR HEIGHT** 36' minimum, 37.5' maximum, measured 6" inside the first column line of the staging bays
- ROOF** 60 Mil TPO single-ply white membrane, mechanically fastened with:
 - Slope 1/4" per foot
 - 22 gauge B-deck, welded
 - R-24 insulation for all roofing areas
 - 20-year manufacturer's warranty
 - Exterior gutter and downspouts (no internal roof drainage)
 - Downspouts to outfall into truck courts
- BUILDING FLOOR SLAB** 7" thick, 4,000 psi concrete typical floor flatness of FF 25 minimum. Floor levelness of FL 20 minimum
- FLOOR SEALER** Ashford
- DRIVE-IN DOORS** Four (4) 12' x 14' drive-in doors
- DOCK DOORS & EQUIPMENT** Fifty (50) 9' x 10' dock-high doors expandable to 96 Z guards, set of dock bumpers, 45,000 lb. dock levelers, 10" dock seals
- ELECTRICAL SERVICE** 3,000 Amp, 480V
- WAREHOUSE LIGHTING** LED fixtures
- FIRE PROTECTION SYSTEM** ESFR K-25, operating at 25 PSI
- WAREHOUSE HEATING** Gas fired unit heaters with spark ignition, power vents and standard thermostats to maintain a minimum of 23° F above exterior temperature
- TRAILER PARKING** 70
- CAR PARKING** 250 total spaces expandable to 296



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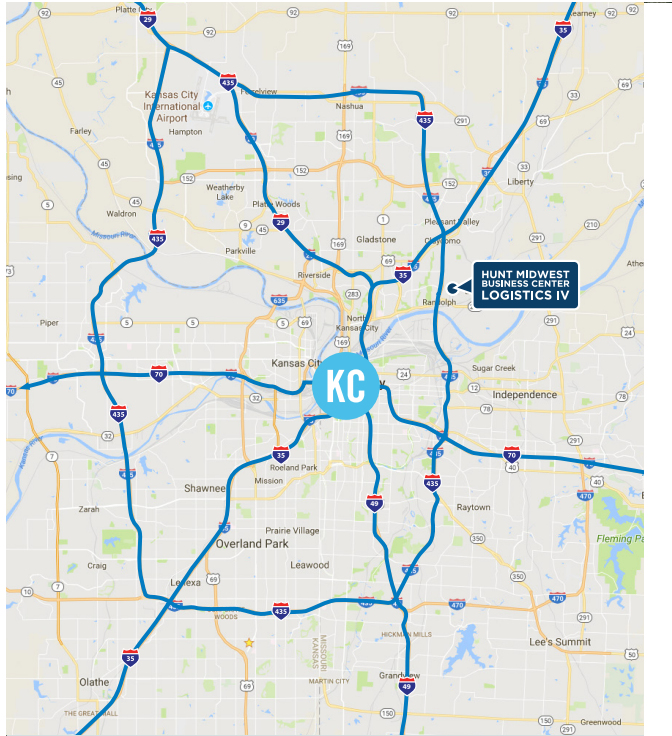
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LOCATION MAP
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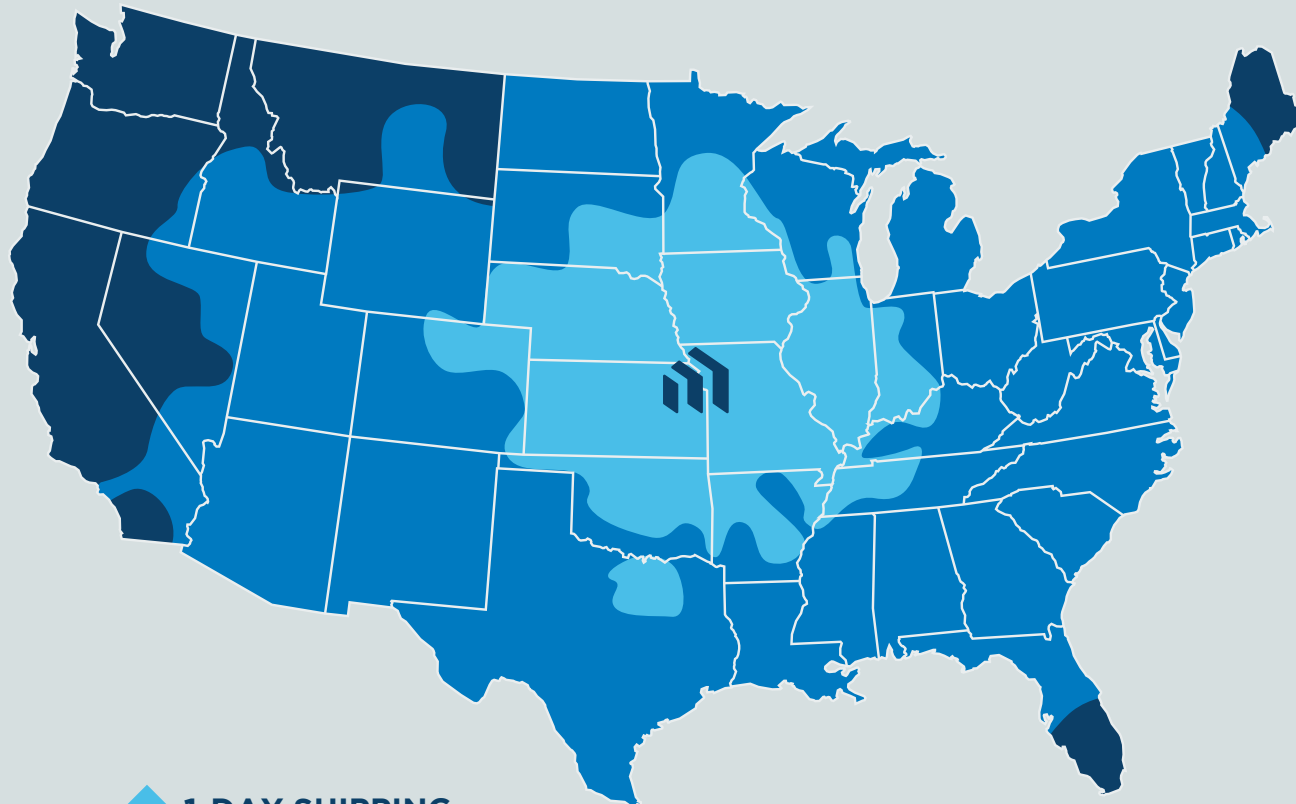
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- ◆ 1-DAY SHIPPING
- ◆ 2-DAY SHIPPING
- ◆ 3-DAY SHIPPING

Hunt Midwest Business Center is located in the exact geographic center of the U.S. in Kansas City, MO.

2-DAY
SHIPPING TO
90%
OF THE U.S.



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