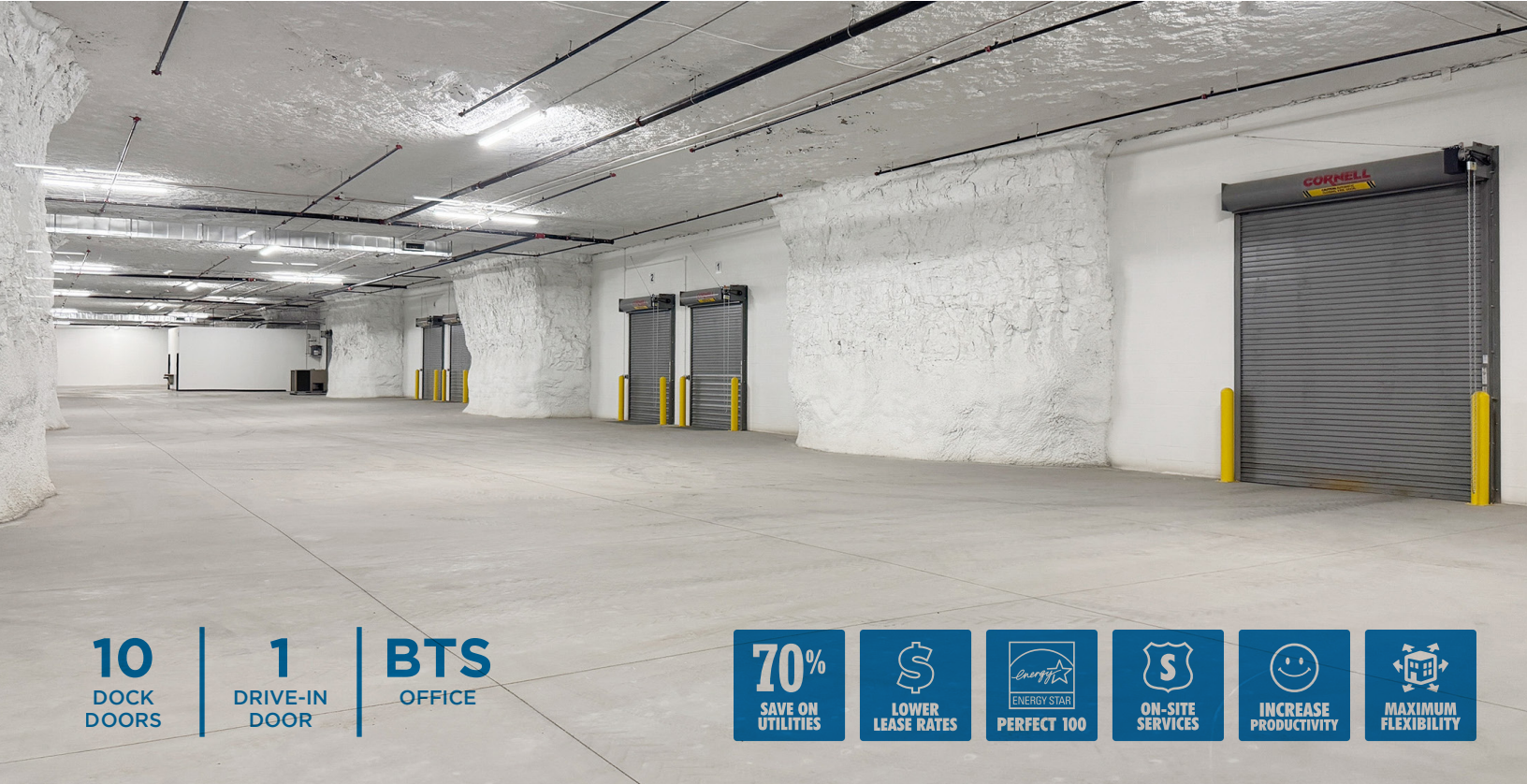


# 108,000± SF

BUILDING 86A2  
8600 NE Underground Drive  
Kansas City, MO 64161

# SUBTROPOLIS®

The World's Largest Underground Business Complex.™



**10**  
DOCK  
DOORS

**1**  
DRIVE-IN  
DOOR

**BTS**  
OFFICE

**70%**  
SAVE ON  
UTILITIES

**\$**  
LOWER  
LEASE RATES

**ENERGY STAR**  
PERFECT 100

**S**  
ON-SITE  
SERVICES

**😊**  
INCREASE  
PRODUCTIVITY

**🏠**  
MAXIMUM  
FLEXIBILITY

## WHAT OUR TENANTS ARE SAYING

*"In the dead of winter and summer, we're saving \$35,000 a month on our energy bills by being here."*

**CEO - VANGUARD PACKAGING**

*"It's 70 and overcast everyday, regardless of what's going on outside. We load our trucks...unload our trucks in perfect weather conditions."*

**JOE PARIS**  
**PRESIDENT - PARIS BROTHERS**

*"The facilities at SubTropolis are a great solution... The consistent conditions and ability to easily expand were two key reasons we chose SubTropolis for our facility."*

**CEO AND NORTH AMERICAN/PACIFIC ZONE**  
**DIRECTOR - CEVA ANIMAL HEALTH**

## BUILDING SPECS

**BUILDING SIZE:** 108,000± SF

**DOCK-HIGH DOORS:** 10 (8'x10')

**DRIVE-IN DOORS:** 1 (10'x12')

**DOCK LEVELERS:** 45,000 LB

**CEILING HEIGHT:** 17'±

**OFFICE SF:** Build-to-Suit

**FIRE PROTECTION:** Fully Sprinklered

**BUILDING POWER:** 1,000 AMPS, 480V

**BUILDING LIGHTING:** LED

**TELECOMMUNICATIONS PROVIDERS:** AT&T

**FOREIGN TRADE ZONE:** Yes

**ENHANCED ENTERPRISE ZONE:** Yes

**ENERGY STAR:** Certified 100



**FOR MORE  
INFORMATION  
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RTompkins@HuntMidwest.com

108,000+ SF

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