

# Five Star Logistics Park

I-435 & N. CONGRESS AVE | KANSAS CITY, MO 64153



FIVE STAR  
LOGISTICS PARK



FULLY ENTITLED BUILD-TO-SUIT READY OPPORTUNITY

±800,000 SF



# Categorically Different

Five Star Logistics Park offers up to 800,000 square feet of Class A industrial space adjacent to I-435 and I-29, just east of Kansas City International Airport. The site provides immediate interstate access and is located only two miles from the KCI Air Cargo Hub and the 3,300-acre KCI 29 Logistics Park megasite. Its central location enables two-day ground delivery to 90% of the country and overnight air service via FedEx, UPS, USPS, and Amazon Prime Air.

## Prime Connectivity



Two-day ground delivery to 90% of the U.S. and overnight air service via major carriers.

## Build-Ready Scale

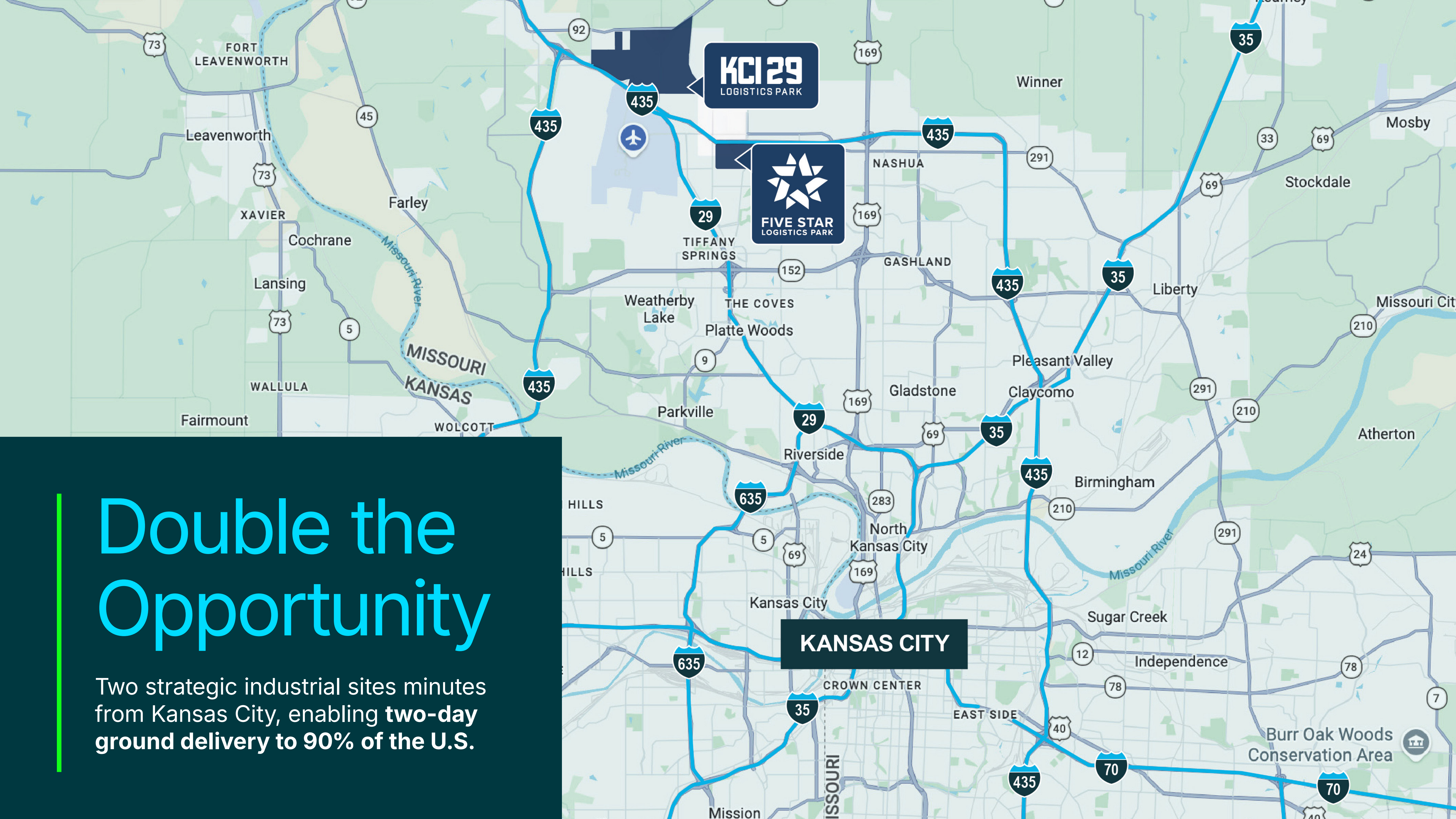


Fully entitled 61 acres with on-site utilities, ideal for flexible, large-scale BTS development.

## Cost Advantage



20-year tax abatement, competitive operating costs, and strong regional labor pool.



**KCI 29**  
LOGISTICS PARK

**FIVE STAR**  
LOGISTICS PARK

**KANSAS CITY**

# Double the Opportunity

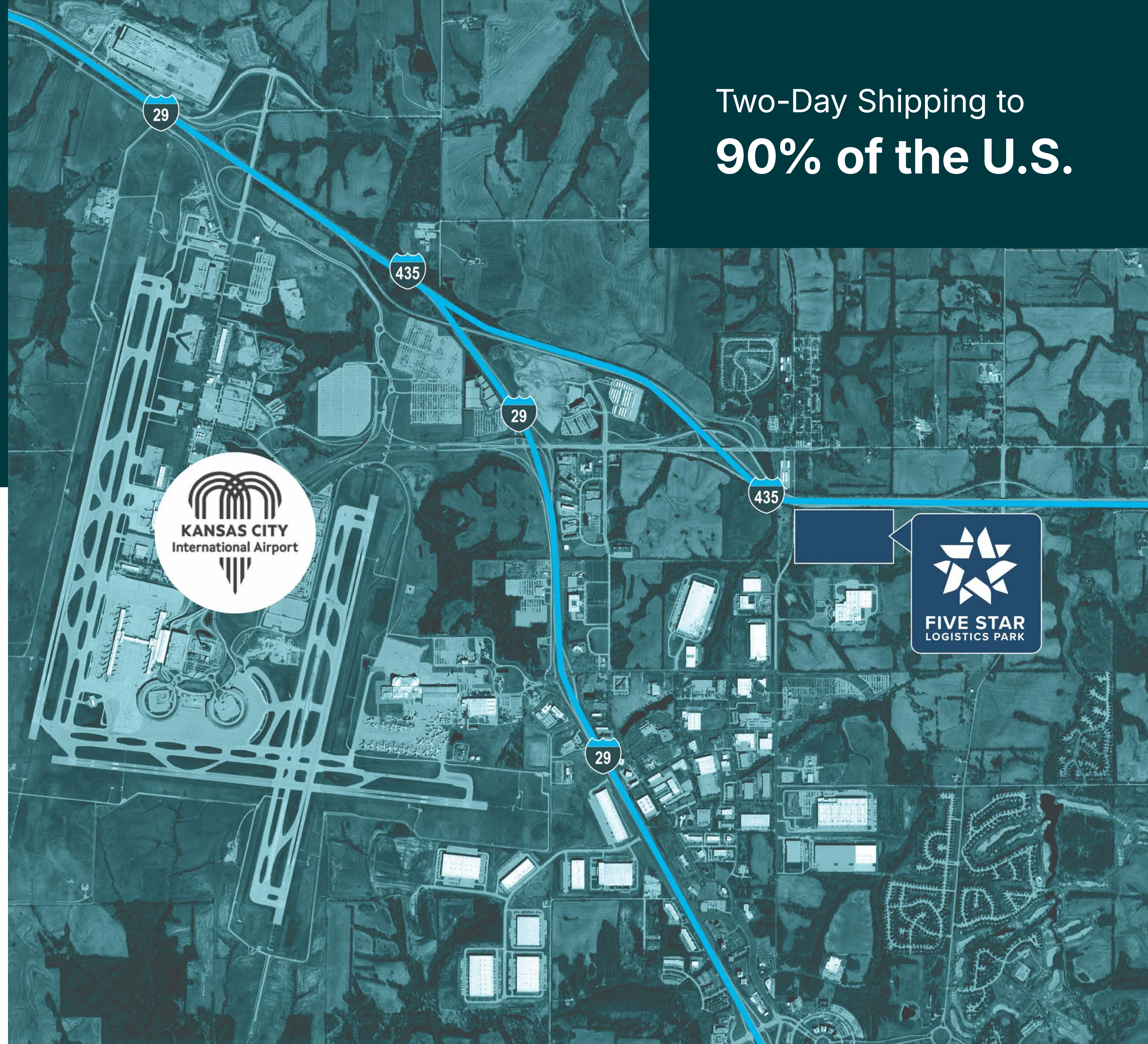
Two strategic industrial sites minutes from Kansas City, enabling **two-day ground delivery to 90% of the U.S.**

# Access Everywhere

Move the materials and goods you need with access to prominent transportation.

- ✓ Adjacent to I-435 and I-29, providing direct regional and national connectivity
- ✓ 2.0 miles from Kansas City International Airport (MCI) and its growing air cargo hub
- ✓ Located near the 3,300-acre KCI 29 Logistics Park megasite
- ✓ Two-day shipping reach to 90% of the U.S. population

Two-Day Shipping to  
**90% of the U.S.**



# In Good Company

Operate alongside best-in-class logistics and distribution.

- ✓ Strong corporate neighbors
- ✓ Amenities and services nearby
- ✓ Institutional quality location

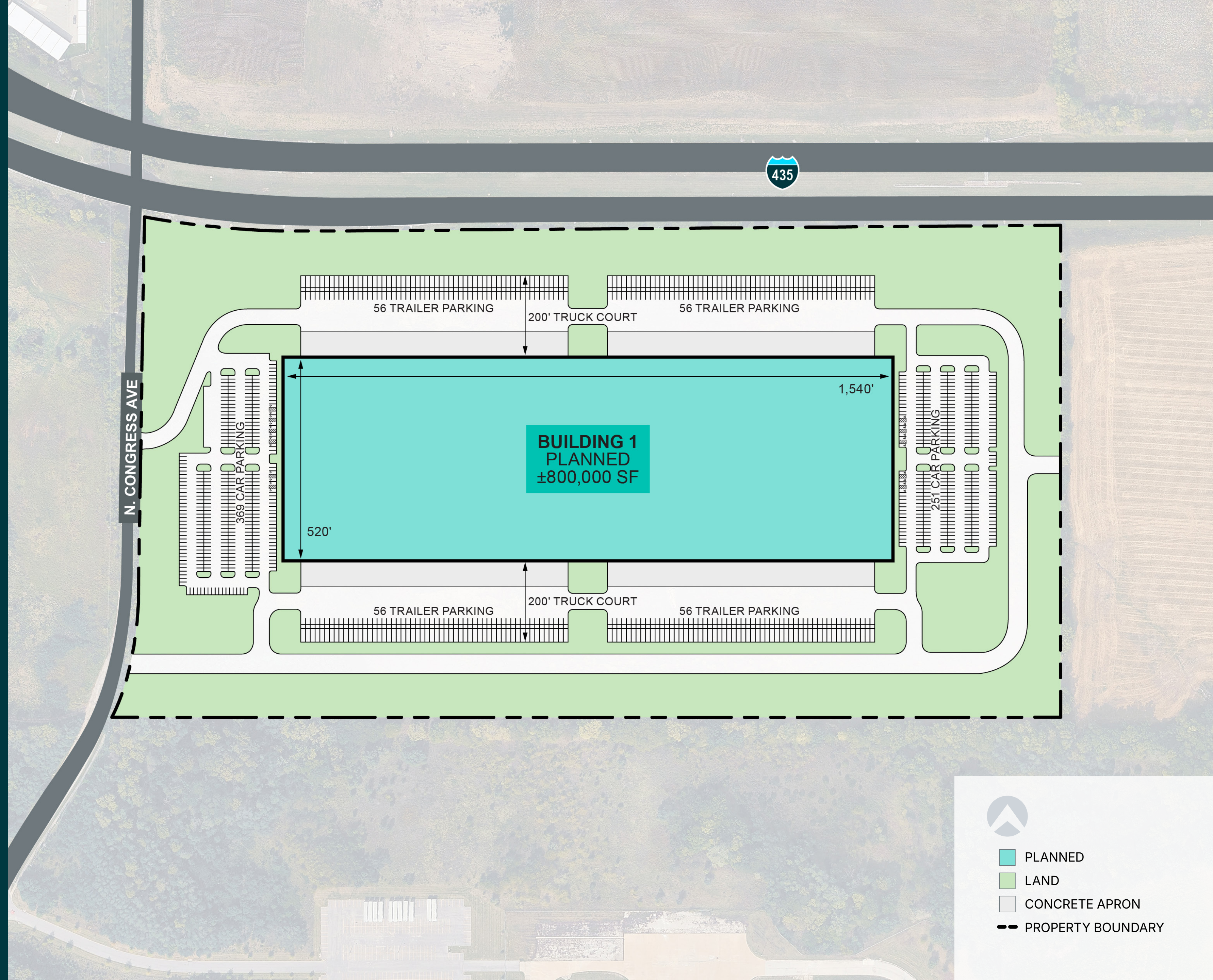






# Flexible Specs

Industry-leading features to empower your business.

## Building Plan

Buildable Sq Ft	±800,000 SF
Acreage	61 AC
Dimensions	520' x 1570'
Car Parking	620+
Trailer Parking	224
Truck Court	200'



-  PLANNED
-  LAND
-  CONCRETE APRON
-  PROPERTY BOUNDARY

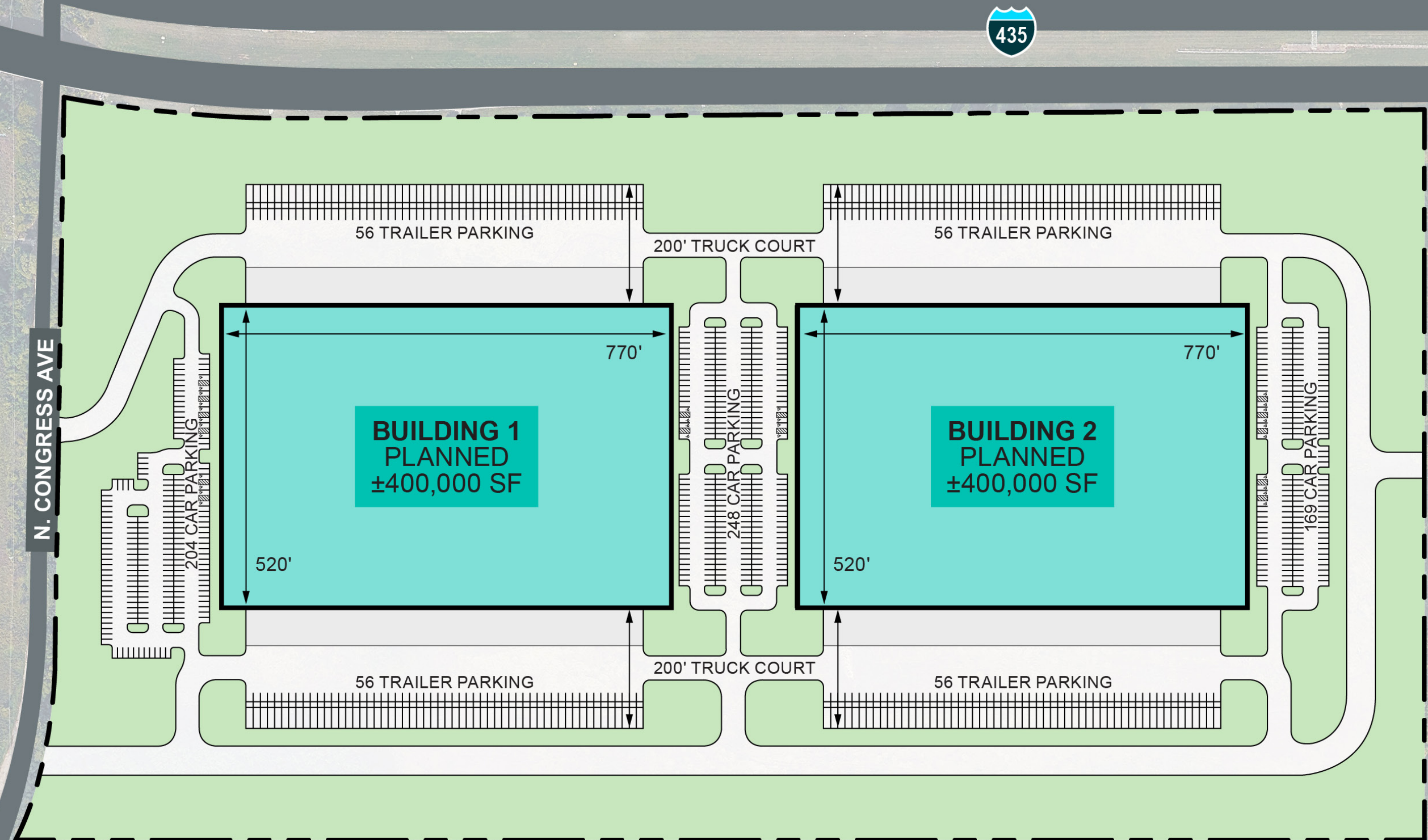
# Flexible Specs

## Building 1

Buildable Sq Ft	±400,000 SF
Acreage	30.5 AC
Dimensions	520' x 770'
Car Parking	328+
Trailer Parking	112
Truck Court	200'

## Building 2

Buildable Sq Ft	±400,000 SF
Acreage	30.5 AC
Dimensions	520' x 770'
Car Parking	293+
Trailer Parking	112
Truck Court	200'



-  PLANNED
-  LAND
-  CONCRETE APRON
-  PROPERTY BOUNDARY

# Built For You, Powered By Prologis



**154+**  
custom-built projects  
completed in just the US  
over the past 5 years.

Optimize your operation with a build-to-suit product backed by the expertise of the world's largest industrial real estate brand.

## Built-to-Suit Partnerships

amazon FedEx MCKESSON



SIEMENS



## Benefits of Customer Led Development



### SPEED TO MARKET

Available as a fully entitled project, Prologis Park is ready to begin construction almost immediately. Accommodating industrial zoning makes plan modifications easy.



### FLEXIBLE DEVELOPMENT

From building materials and design to flexible deal terms and new markets, we customize and build to your requirements.



### TURNKEY OFFERINGS

Prologis Essentials provides the certainty and ease of professional, full-service facilities solutions throughout your tenancy.

# Prologis Essentials

## Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.



Unlock the full potential of your warehouse with one strategic partner.



## Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.

### Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
  - Move-in and move-out
  - Material handling and storage
  - Automation and robotics
  - Security
  - Software and technology
  - Labor

## Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

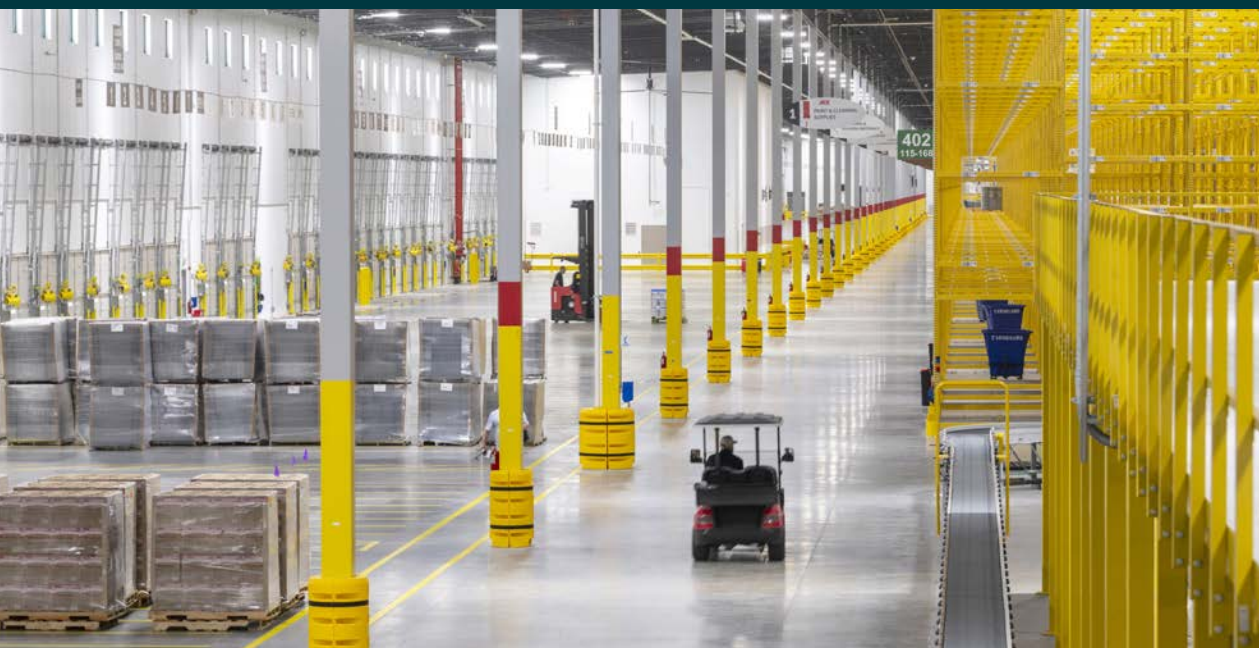
### Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
  - Onsite solar and storage
  - OnPrem power
  - Fleet and workplace charging

# Legacy built. Results driven.



Established by Lamar Hunt, founder of the Kansas City Chiefs, Hunt Midwest is a Kansas City-based real estate development company with more than \$3 billion of developed projects nationwide across a wide range of real estate property types.



## Industrial

We understand how location, labor, and logistics power your business.

Our uncompromising approach to site selection guarantees every Hunt Midwest project offers unique advantages across all three categories to create the most efficient, cost-effective solutions for our clients.

## Build-to-Suit

Achieve cost and execution certainty from day one with our in-house comprehensive services, from land sourcing and site selection to best-in-class construction management.

Our rigorous design and review process provides cost and schedule certainty upfront with the optionality and flexibility throughout construction to guarantee our clients' new facilities are perfectly tailored to their needs.

## SubTropolis

We build and operate the world's largest underground business complex at SubTropolis, with almost 10 million square feet developed underground since 1964 and space to expand to 14 million square feet at full buildout.

The former limestone mine offers unique environmental, logistical, and security advantages that make it the premier location for food and beverage, records storage, data center, pharmaceutical, distribution, and automotive operations.

## Legacy

Our vision extends far beyond the industry standard of concept to completion. Reputation, resources, and relationships are woven through our corporate culture.

As stewards of the Lamar Hunt Family name, we always take a long-term view because it is more than just a project to us.

It is our legacy.



## **FIVE STAR** LOGISTICS PARK

### I-435 & N. Congress Ave Kansas City, MO 64153

The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.

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