

KCI 29 LOGISTICS PARK | BUILDING 9

UP TO 1,147,000± SF AVAILABLE

I-29 & Mexico City Avenue
Kansas City, MO 64153

KCI 29
LOGISTICS PARK

FOR LEASE

BUILDING 9 - 1,147,000 SF

**20-YEAR TAX ABATEMENT
\$0.07 PSF AVG YEARS 1-10**



FOR MORE
INFORMATION
CONTACT

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CBRE

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PARK SITE PLAN

I-29 & Mexico City Avenue
Kansas City, MO 64153



KCI 29 LOGISTICS PARK is conveniently located in the logistics epicenter of the United States with immediate access to the Kansas City International Airport (KCI/ MCI) Air Cargo Hub.

- ◆ 2,700+ acres available
- ◆ 14M± SF available
- ◆ Transmission level utilities onsite
- ◆ Direct access to I-29 and I-435 via full Interchange at I-29 and Mexico City Avenue
- ◆ MPD Zoning approved for manufacturing, distribution, e-commerce, office, technology and similar industries. **NO public meetings required for any approved uses.**
- ◆ Access to large skilled labor force
- ◆ Immediate access to FedEx, UPS, USPS, and Amazon Prime Air services via Mexico City Avenue
- ◆ **20-YEAR TAX ABATEMENT - \$0.07 PSF AVERAGE YEARS 1-10**



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BUILDING SPECS

I-29 & Mexico City Avenue
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BUILDING TYPE Concrete tilt panels with structural steel frame
1" insulated Low-E glass

BUILDING SIZE 1,147,000 SF total

LOT SIZE 88.14 acres

BUILDING SPACE DIMENSIONS 620' deep x 1,850' wide

ORIENTATION Cross dock

COLUMN SPACING 50' deep x 56' wide typical, staging bays are 60' deep

CLEAR HEIGHT 40' 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 with electric operators

DOCK DOORS & EQUIPMENT One-Hundred (100) 9' x 10' dock-high doors expandable to 200
Z guards, set of dock bumpers, 45,000 lb. dock levelers, 10" dock seals

ELECTRICAL SERVICE 4,000 Amps, 80/277

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

TRUCK COURTS 200'

TRAILER PARKING 282 spaces

CAR PARKING 470 spaces



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AVAILABLE LOTS

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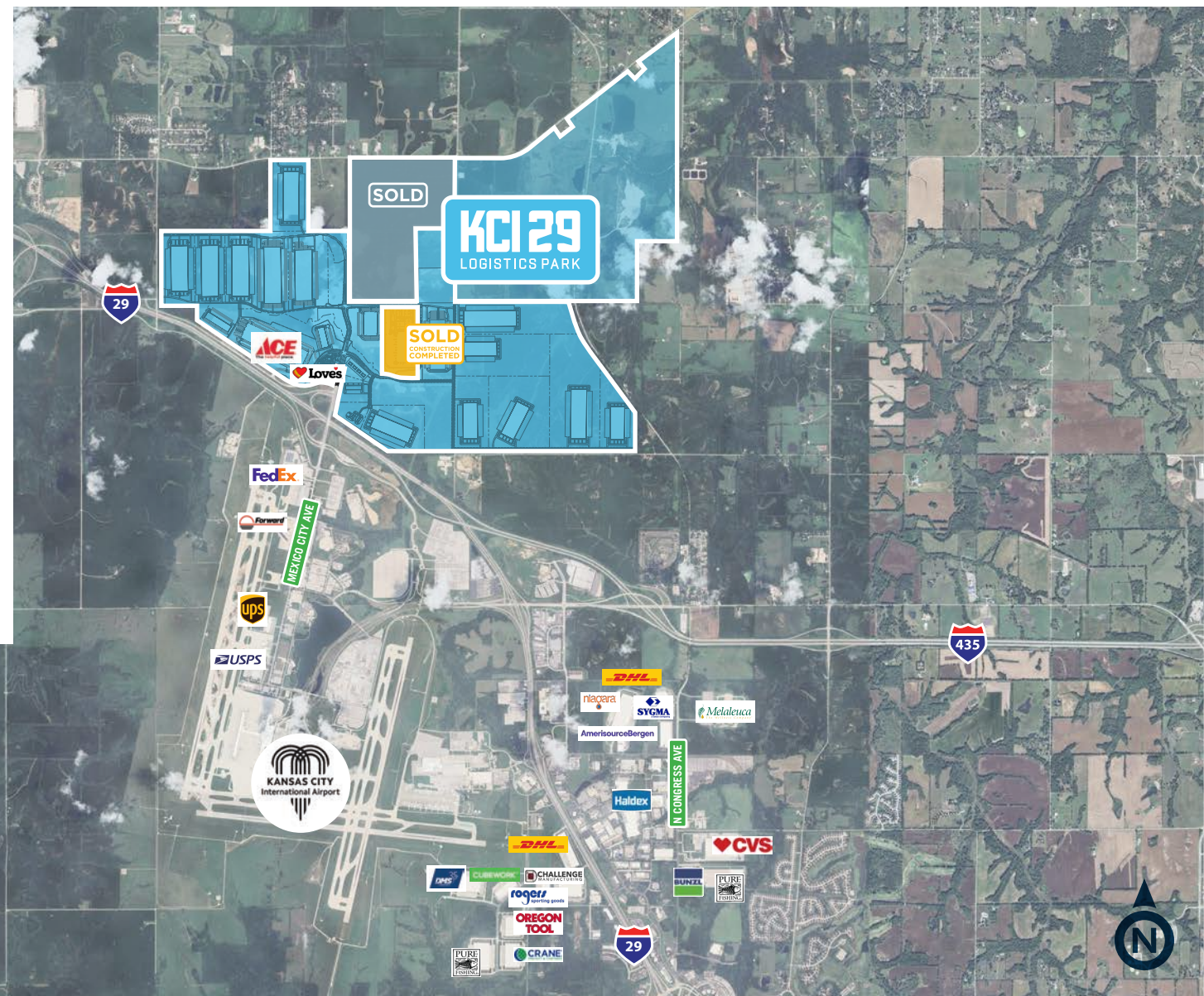
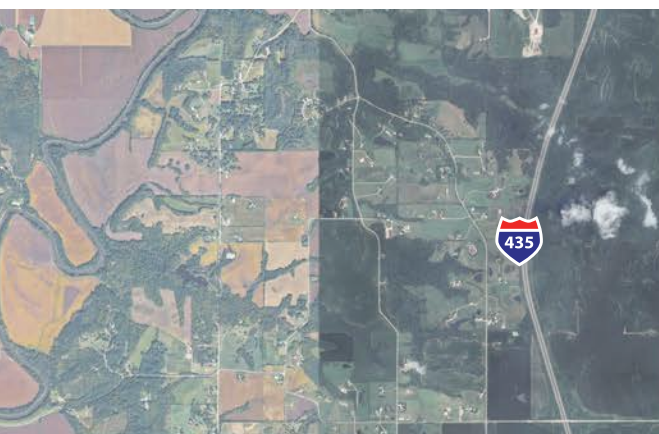
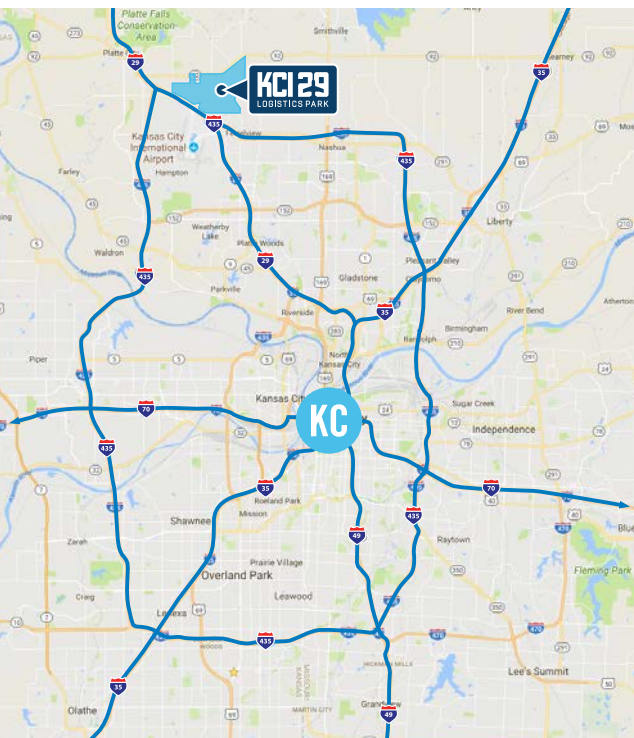
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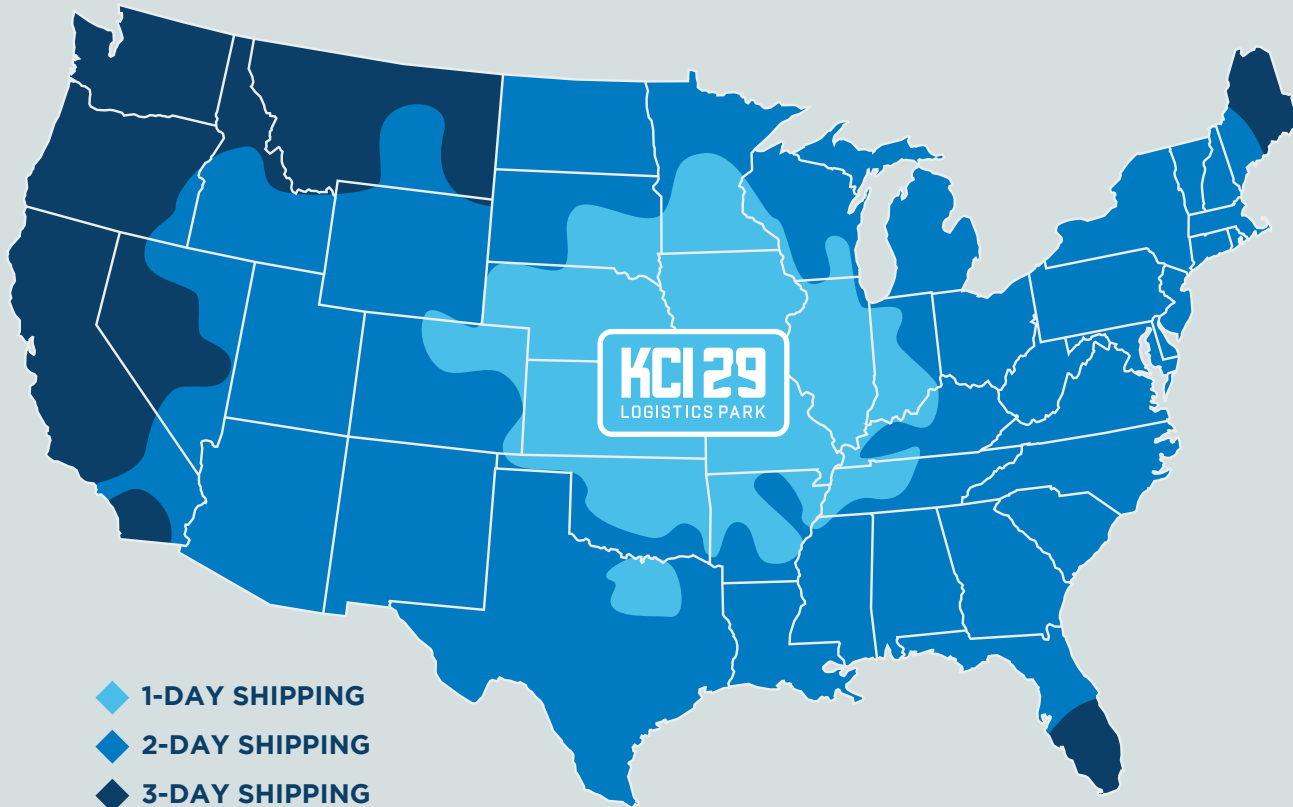
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KCI 29 LOGISTICS PARK IS LOCATED IN THE EXACT
GEOGRAPHIC CENTER OF THE U.S. IN KANSAS CITY, MO

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



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