



K-7 Corridor Logistics

± 354,000 SF Class A Industrial



K-7 Corridor Logistics

Strategically located near K-7 and I-70 with exceptional labor pool, abundant support services and amenities.

New Construction Planned
for 2026



Property Overview & Demographics



7 minutes



8 minutes



1 minute



10 minutes

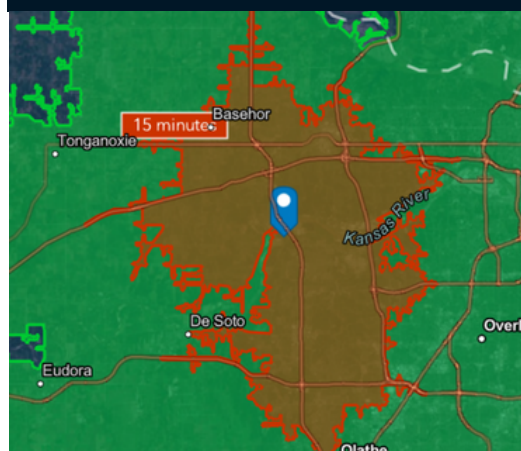


20 minutes



38 minutes

15 Minute Drive Time Labor Profile



121,241
Total Population



87
Transp. / Warehouse
Firms



\$117,680
Median
Household
Income



136
Manufacturing Firms



1,288
Transp. / Warehouse
Employees



3,176
Manufacturing
Employees

Site Specifications

K-7 Corridor Logistics

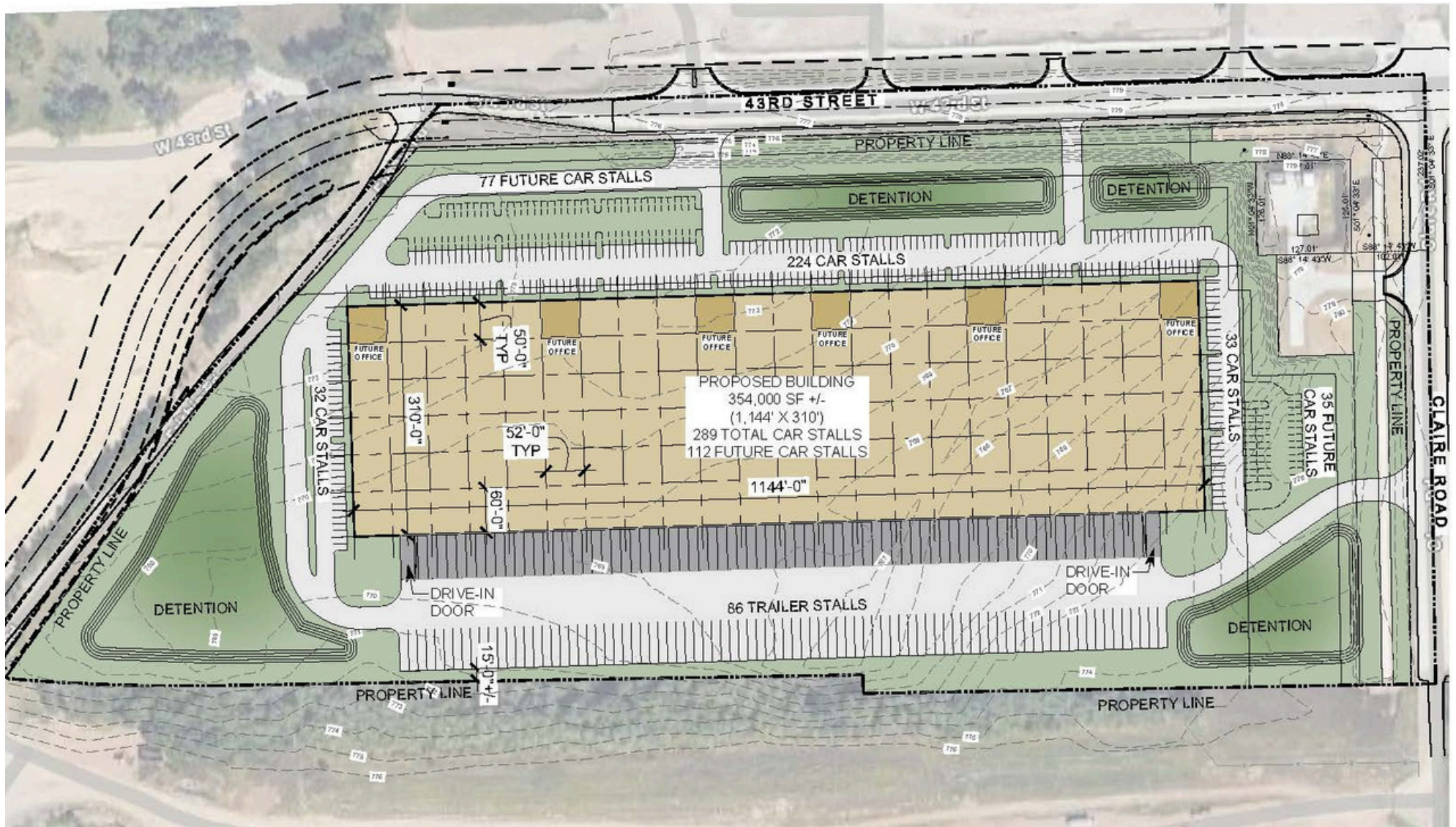
Building SF	354,000 SF
Clear Height	36'
Loading	(36) 9'x10' DH (2) 12'x14' DI (expandable by (30) DH)
Column Spacing	52' x 60' - speed bay 52' x 50' - typical bay
Lighting	LED 25 fc
Electrical	3,000 Amps, 277/480 Volts
Sprinkler	ESFR
Warehouse Heating	(4) Roof Gas Fired Air Units 55° F at 0° F exterior
Floors	7" unreinforced, 4,000 PSI concrete
Exterior Walls	Tilt-up concrete wall panels
Roof	45 mil TPO, R-20 20 year warranty
Sewer	8" sanitary sewer
Water	2" domestic water service
Car Parking	289 stalls (expandable by 112 stalls)
Trailer Parking	86 stalls
Taxes	\$0.37 PSF - 10 year Tax Pilot



Interstate Access/Support Services



Proposed Site Plan



Why Kansas City?

The Global Intersection of Business and Community

Kansas City is a globally connected community and one of the nation's hotspots for supply chain and logistics distribution. An ideal location for ecommerce with the ability to reach 85% of the US in two days or less.

Major freight distribution markets within 12 hours:

Omaha, St. Louis, Oklahoma City, Dallas, Memphis, Nashville, Louisville, Indianapolis, Chicago, Milwaukee, Minneapolis, Denver



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