

MIDWEST GATEWAY

EDGERTON, KANSAS

WWW.MIDWESTGATEWAYKC.COM



MIDWEST GATEWAY 1 & 2

INTERMODAL DISTRIBUTION BUILDINGS



FOR SALE OR LEASE
32180 & 32190 W 191ST ST,
EDGERTON, KANSAS

CBRE



UP TO 487,000 SF AVAILABLE IN TWO ADJACENT FIRST-GENERATION DISTRIBUTION FACILITIES



BUILDINGS CAN ACCOMMODATE MANUFACTURING, WAREHOUSE AND DISTRIBUTION TENANTS FROM 50,000 SF AND UP



DIRECTLY ADJACENT TO RECENTLY OPENED 443-ACRE BNSF INTERMODAL YARD WHICH OFFERS INTERNATIONAL AND DOMESTIC CONTAINER SERVICE



NEAREST DEVELOPMENT TO THE ENTRANCE TO THE BNSF INTERMODAL YARD



LOCATED ALONG THE HEAVY HAUL CORRIDOR, ALLOWING SHIPPERS TO SEND HEAVIER LOADS TO AND FROM THE INTERMODAL YARD

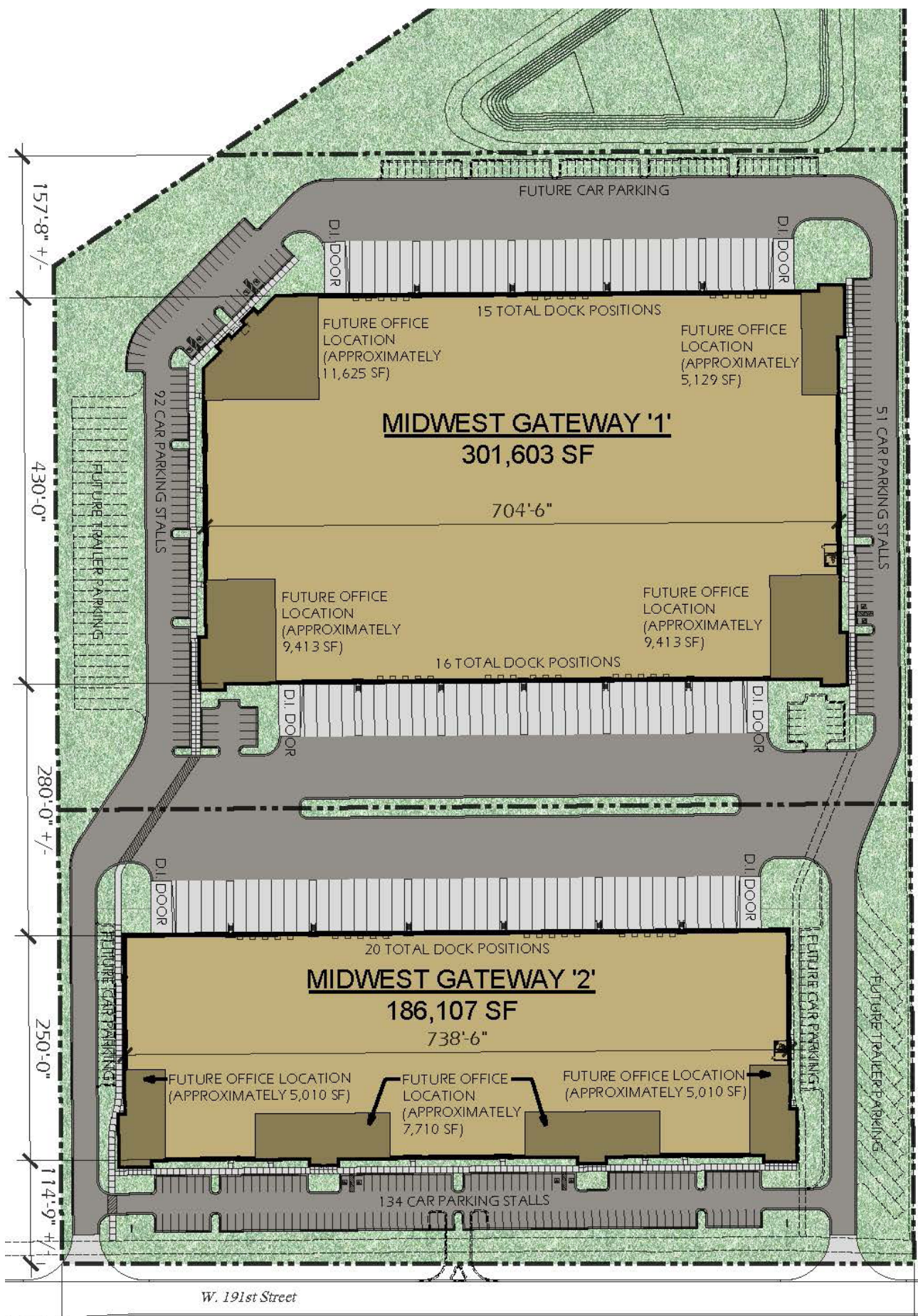


OFFERS REDUCED TAXES FOR 10 YEARS, A COMPETITIVE LEASE RATE, AS WELL AS ATTRACTIVE CITY AND STATE TAX INCENTIVES INCLUDING FOREIGN TRADE ZONE BENEFITS.





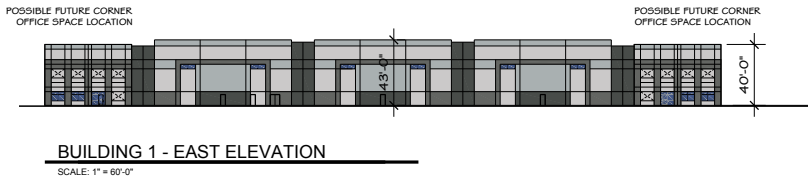
SITE PLAN



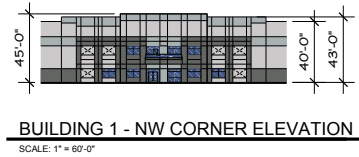
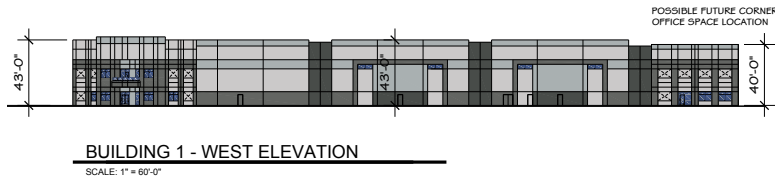
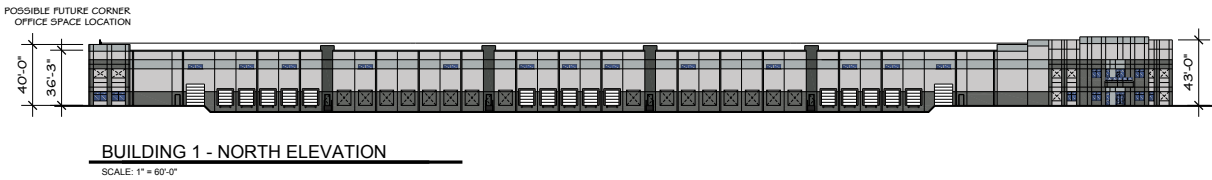


NORTH BUILDING - 1 | 32190 W 191ST

BUILDING ELEVATIONS



ELEVATION FINISH SCHEDULE	
PT-1	PAIN'T COLOR (FINE TEXTURED) SHERWIN WILLIAMS - SW6250 - UNIGLE GRAY
PT-2	PAIN'T COLOR (MEDIUM TEXTURED) SHERWIN WILLIAMS - SW6254 - UNICERTAIN GRAY
PT-3	PAIN'T COLOR (MEDIUM TEXTURED) SHERWIN WILLIAMS - SW7024 - GRIZZLE GRAY
GUTTERS AND DOWNPOUTS TO BE PREFINISHED METAL TO MATCH PT-2	
PT-4	PAIN'T COLOR (MEDIUM TEXTURED) SHERWIN WILLIAMS - SW7024 - ROCK BOTTOM
NOTE: CORING CAPS TO BE PREFINISHED METAL AND TO MATCH ADJOINING PAIN'T COLORS	



SOUTH BUILDING - 2 | 32180 W 191ST





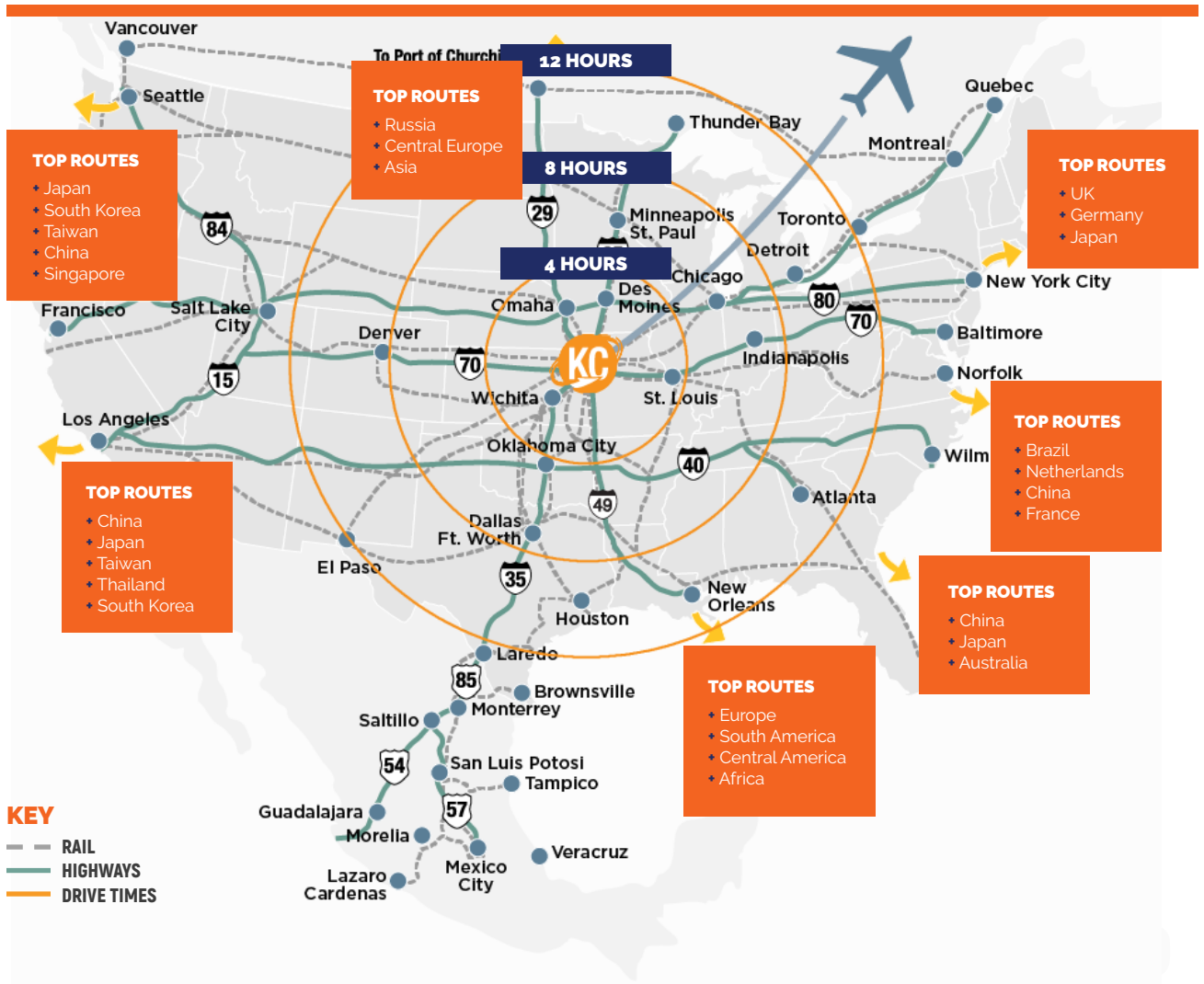
DEVELOPMENT DETAILS

	MIDWEST GATEWAY 1	MIDWEST GATEWAY 2
ADDRESS:	32190 W 191st Street	32180 W 191st Street
AVAILABLE SPACE:	301,603 SF, divisible	186,107 SF, divisible
BUILDING DIMENSIONS:	430' x 723'	257' x 738'
COLUMN SPACING:	50' x 50' (interior) 50' x 60' (speed bays)	50' x 50' (interior) 50' x 60' (speed bays)
CLEAR HEIGHT:	32' clear minimum	32' clear minimum
LOADING DOCKS:	31 doors, expandable to 63 (1:4,800 SF); 9'x10'; cross-dock configuration	20 doors, expandable to 41 (1:4,600 SF); 9'x10'
DOCK EQUIPMENT:	Each existing dock position is fitted with dock seals, dock lights, 45,000 lb pit levelers, and wheel chocks	Each existing dock position is fitted with dock seals, dock lights, 45,000 lb pit levelers, and wheel chocks
DRIVE-IN DOORS:	4 doors, motor-operated; (12'x14')	2 doors, motor-operated; (12'x14')
TRUCK COURT:	130' deep, 60' concrete apron	130' deep, 60' concrete apron
TRUCK PARKING:	63; expandable	21; expandable
TRAILER STORAGE:	Build-to-suit; 29 spaces; expandable	Build-to-suit; 15 spaces; expandable
VEHICLE PARKING:	143 stalls; expandable	134 stalls; expandable
CONSTRUCTION:	Concrete tilt-up with architectural glass	Concrete tilt-up with architectural glass
OFFICE SPACE:	Build-to-suit	Build-to-suit
FLOOR THICKNESS:	7" floor slab	7" floor slab
ROOF:	60 mil mechanically attached white TPO membrane; 20-year warranty	60 mil mechanically attached white TPO membrane; 20-year warranty
LIGHTING:	High-output LED; individual motion sensors; 30fc average at 3' AFF	High-output LED; individual motion sensors; 30fc average at 3' AFF
WAREHOUSE HEAT:	Make-up air units and ventilation	Make-up air units and ventilation
WATER:	Johnson County Water District 7; 2" Service	Johnson County Water District 7; 2" Service
ELECTRICITY:	KCP&L; 2,000 Amp 480V	KCP&L; 1,200 Amp 480V
GAS:	Kansas Gas Energy; 2PSIG	Kansas Gas Energy; 2PSIG
FIRE PROTECTION:	Johnson County Fire Dept. 1; ESFR sprinklers	Johnson County Fire Dept. 1; ESFR sprinklers
ZONING:	Logistics Park	Logistics Park
INTERMODAL ACCESS:	0.35 miles to BNSF entrance	0.35 miles to BNSF entrance
HIGHWAY ACCESS:	1.6 miles to I-35; 19.5 miles to I-435	1.6 miles to I-35; 19.5 miles to I-435
LEASE RATE:	\$4.25/SF NNN	\$4.50/SF NNN
TAXES:	Fixed at \$0.62/SF for 10 years	Fixed at \$0.62/SF for 10 years
INSURANCE:	Est. at \$0.05/SF	Est. at \$0.05/SF
CAM:	Est. at \$0.27/SF	Est. at \$0.27/SF
TI ALLOWANCE:	\$2.00/SF	\$2.00/SF



NATIONAL SHIPPING ROUTES

Midwest Gateway is strategically and centrally located in the Midwest with access to 85% of the U.S. population in 2 days or less. The site's access to the BNSF intermodal facility and interstate highways create more efficient movement of materials — saving time and reducing costs.





MAXIMIZE YOUR SUPPLY CHAIN STRATEGY. LEVERAGE THE ADVANTAGES OF INTERMODAL.

DRAYAGE COST SAVINGS

ESTIMATED DRAYAGE COSTS

LPKC TO MWGW, THEN EMPTY BACK TO DELONG



LPKC TO MWGW, THEN EMPTY BACK TO LPKC



LPKC TO OLATHE, THEN EMPTY BACK TO LPKC



LPKC TO LENEXA, THEN EMPTY BACK TO LPKC



LPKC TO KCI GRANDVIEW, THEN EMPTY BACK TO LPKC



LPKC TO KCI AIRPORT, THEN EMPTY BACK TO LPKC



ESTIMATED DRAYAGE COST PER CONTAINER

KEY:

LPKC - Logistics Park KC

Intermodal Yard

MWGW - Midwest Gateway

DELONG - The DeLong Co.

ADVANTAGES OF LOCATING AT MIDWEST GATEWAY VS. OTHER METRO LOCATIONS

AVERAGE SAVINGS / YEAR: \$250,000 - \$456,000

ANNUAL SAVINGS / SF: (FOR 300,000 SF USER WITH 2,000 CONTAINERS PER YEAR) \$0.83 - \$1.52

ADDITIONAL SAVINGS:

- + Fuel surcharges
- + Chassis charges
- + City heavy haul usage fees
- + Freight handling charges

ENVIRONMENTAL ADVANTAGES:

- + Reduced energy consumption
- + Lower gas emissions
- + Improved carbon footprint
- + Minimized hazmat releases



LOCATED IN THE HEART OF THE COUNTRY, KANSAS CITY OFFERS CENTRALIZED ACCESS TO ALL MAJOR MARKETS.

WITH ONE OF THE MOST DIVERSE ECONOMIES AMONG MID-SIZE CITIES, KANSAS CITY IS PRO-BUSINESS AND HAS AN ABUNDANT AND SKILLED WORKFORCE NO MATTER THE INDUSTRY.



KANSAS CITY'S ADVANTAGES:

- + Low cost of living
- + Well-educated & productive workforce
- + Most geographically central major metro market in the country
- + Pro-business environment
- + World-class arts & entertainment
- + National sports teams (Royals, Chiefs, Sporting Kansas City)
- + World-famous barbecue
- + Great quality-of-life factors such as affordable housing, excellent education & low crime rates

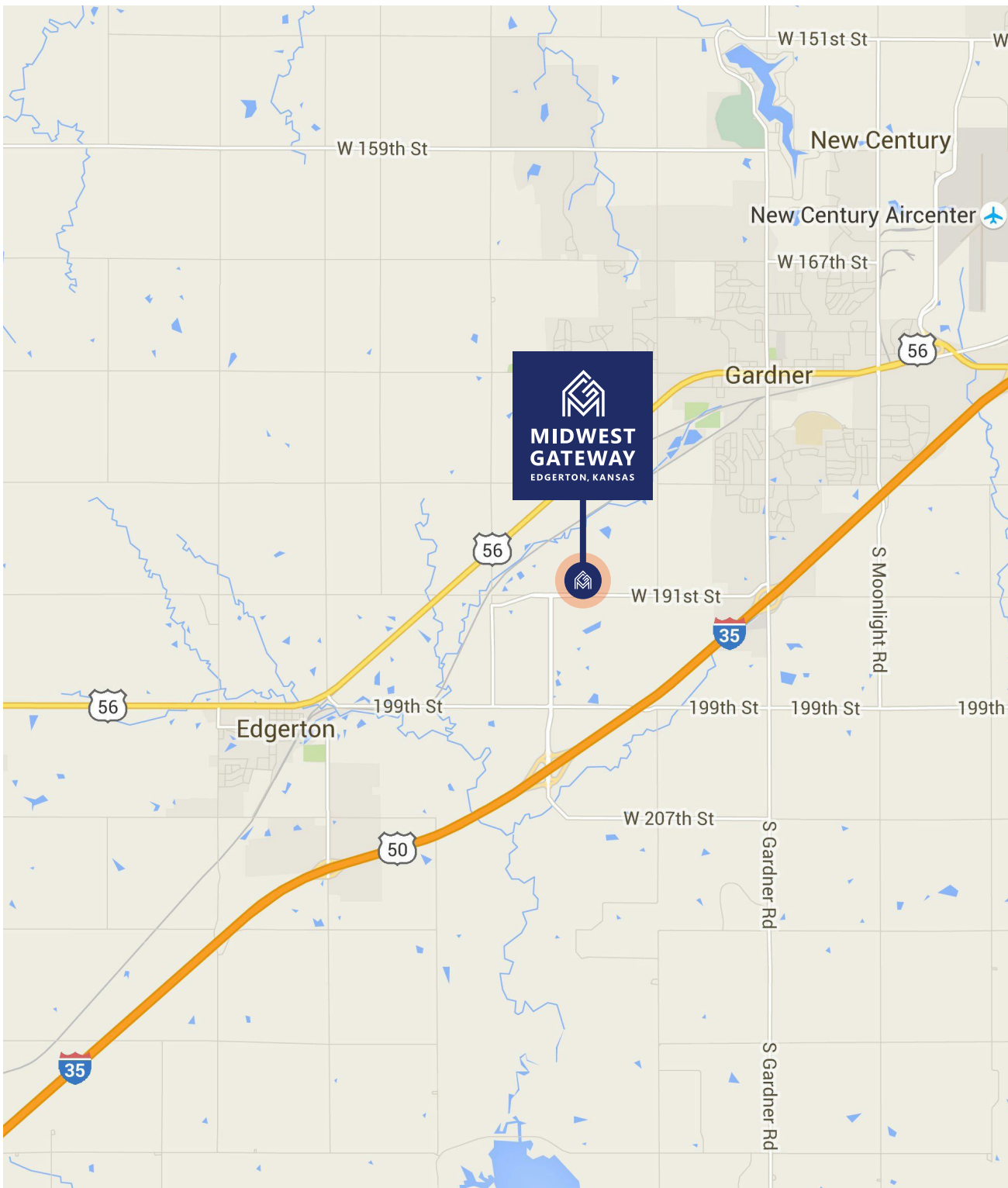
KANSAS CITY'S MAJOR EMPLOYERS

- | | |
|------------------------|----------------------|
| AMC Entertainment ** | Hallmark Cards |
| American Century | Hill's Pet Nutrition |
| Black & Veatch | Interstate Bakeries |
| Burns & McDonnell | Corp ** |
| Cerner Corporation | JE Dunn Construction |
| Commerce | Newport Television |
| Bancshares | Collective Brands |
| DeBruce Grain | Seaboard Corporation |
| DST Systems ** | Sprint * |
| Garmin | UMB Financial |
| Great Plains Energy ** | Westar Energy |
| H&R Block | YRC Worldwide * |



Midwest Gateway's location in Edgerton, Kansas provides access to major rail (BNSF intermodal), air (New Century Air Center) and highway transportation (via I-35 and Hwy 56). Edgerton is approximately 25 miles southwest of downtown Kansas City. A double diverging diamond interchange at Homestead Lane allows for quicker turns, improved traffic flow and easy access to I-35.

Midwest Gateway is located near the entrance to the BNSF intermodal facility. The intermodal yard is a 440-acre site with a rail network that allows access to 85% of the U.S. population within two days. It spans from Los Angeles (Port of Long Beach) to Chicago, as well as other markets coast to coast. The BNSF intermodal provides transload and other services to support and maximize your supply chain capabilities.



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