

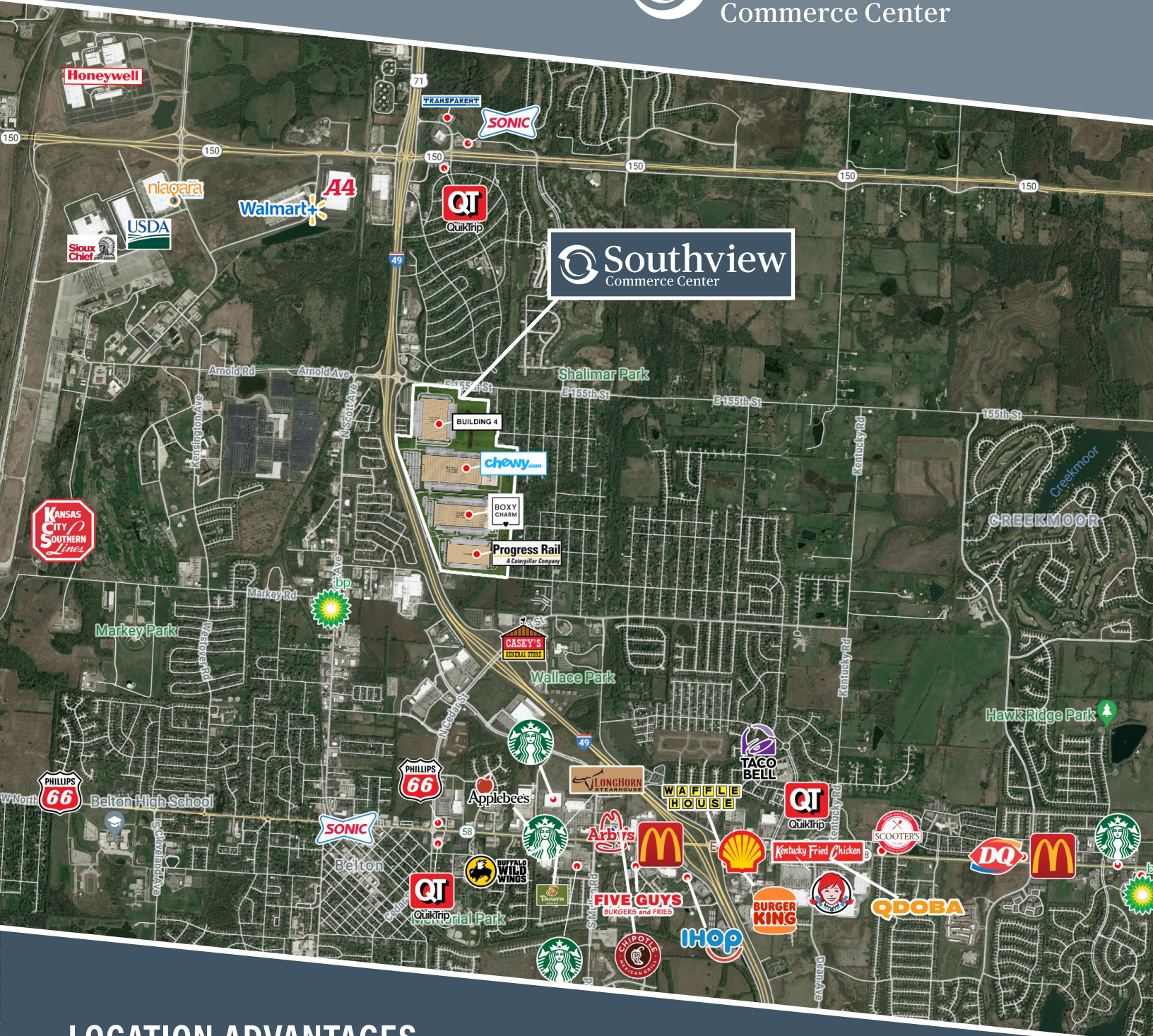


 **Southview**  
Commerce Center


6107 E 155th St, Belton, Missouri


**BUILDING 4 | 192,817 SF AVAILABLE | READY FOR OCCUPANCY**

# STRATEGIC SITE LOCATION




## LOCATION ADVANTAGES

 Abundant highly skilled labor pool

 I-49 Interstate access via new interchange at 155th St, 163rd St, and 58 Highway

 Business friendly community

 Real estate tax pilot in place. Significantly reduces operating costs

### SITE PILOT SCHEDULE PER SQUARE FOOT

YEARS 1-5	\$0.08
YEARS 6-8	\$0.12
YEARS 9-10	\$0.15
YEARS 11-12	\$0.17
YEARS 13-20	\$0.58



**SITE FEATURES**



Part of Southview Commerce Center featuring 2,063,100 SF of Class A logistics facilities

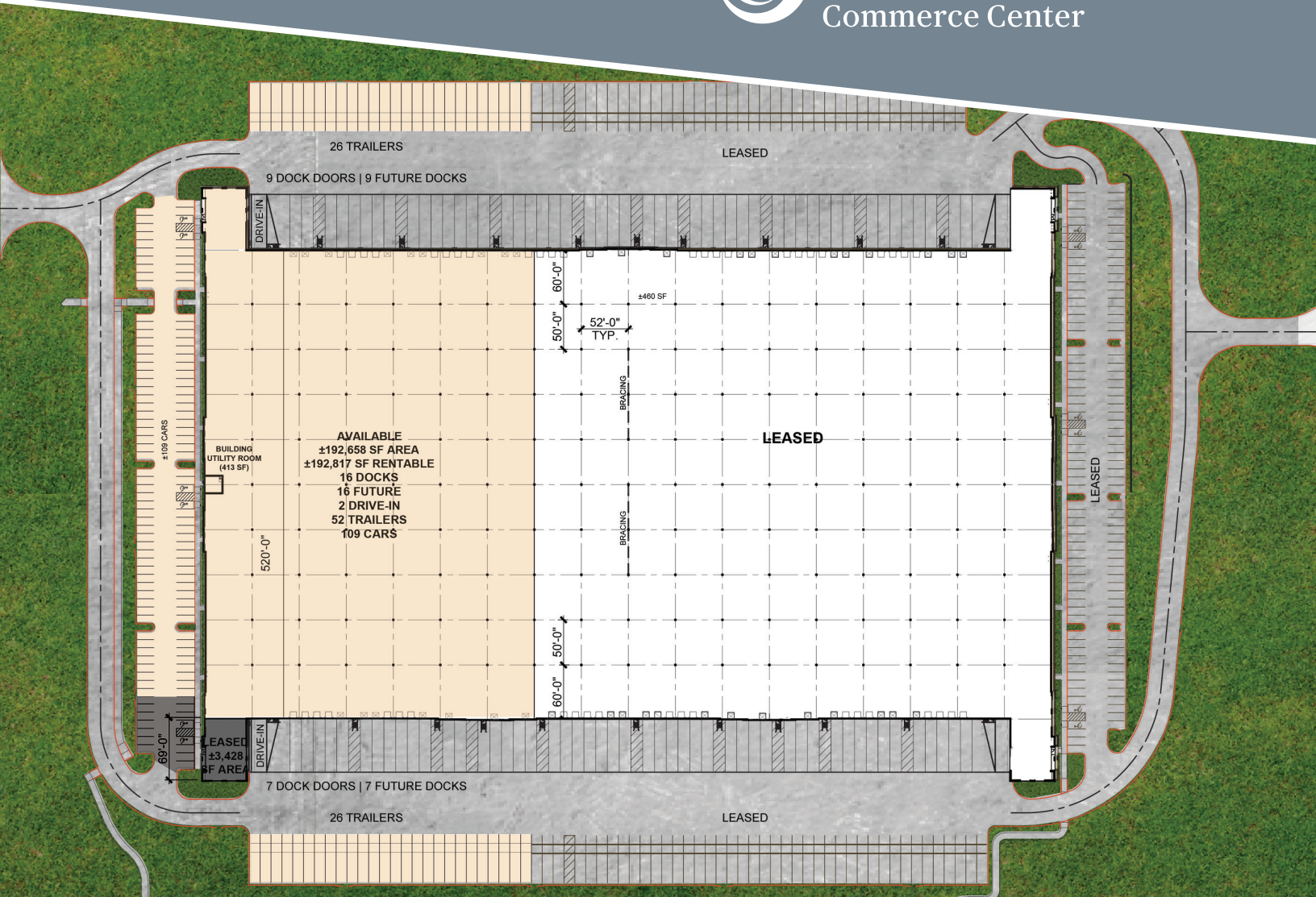


State-of-the-art, Class A, cross-dock, distribution center built to the highest industrial standards



Experienced landlord and developer offering civil and architectural services

# BUILDING 4 SITE PLAN



## BUILDING SPECS

**192,817** SF AVAILABLE    **16** DOCK DOORS    **2** DRIVE IN DOORS    **109** CAR PARKING    **52** TRAILER PARKING

BUILDING DIMENSIONS	520' X 936'	FLOOR SLAB	7" NON-REINFORCED CONCRETE, 4,000 PSI
DIVISIBLE	YES	SPRINKLER SYSTEM	ESFR
CLEAR HEIGHT	40'	ELECTRICAL SERVICE	ONE 3000A 480V 3-PHASE SERVICE GEAR, FOUR 277/480V 3-PHASE PANNELS AND 120/208 PANNELS
COLUMN SPACING	52' X 50', 52' X 60' AT SPEED BAYS	HVAC	50°F AT -0°F, 0.25 ACH
GREEN GLOBE CERTIFIED	YES	LIGHTING	LED WITH MOTION SENSORS, 30 FC AVERAGE; MEASURED AT 30" AFF
TRUCK COURT	130' (186' W/ TRAILER PARKING)		
CONSTRUCTION	100% TILT UP CONCRETE		

