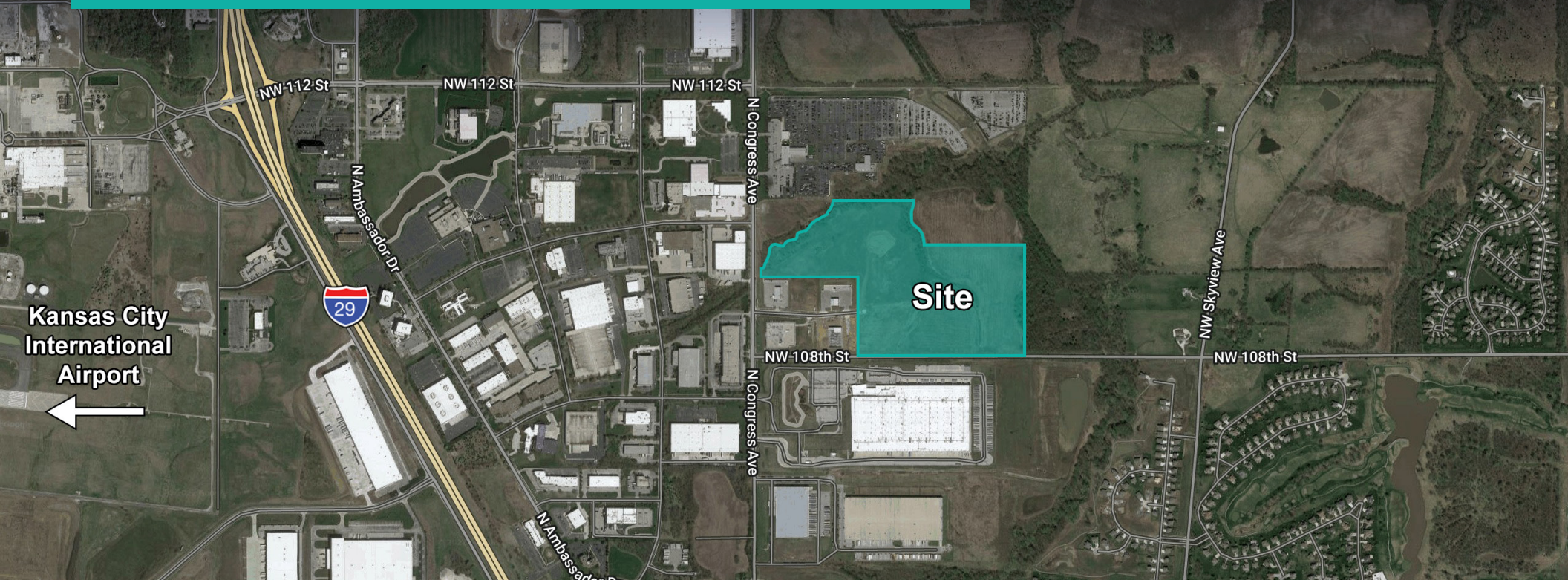


PRIME NORTHLAND KANSAS CITY INDUSTRIAL DEVELOPMENT SITE

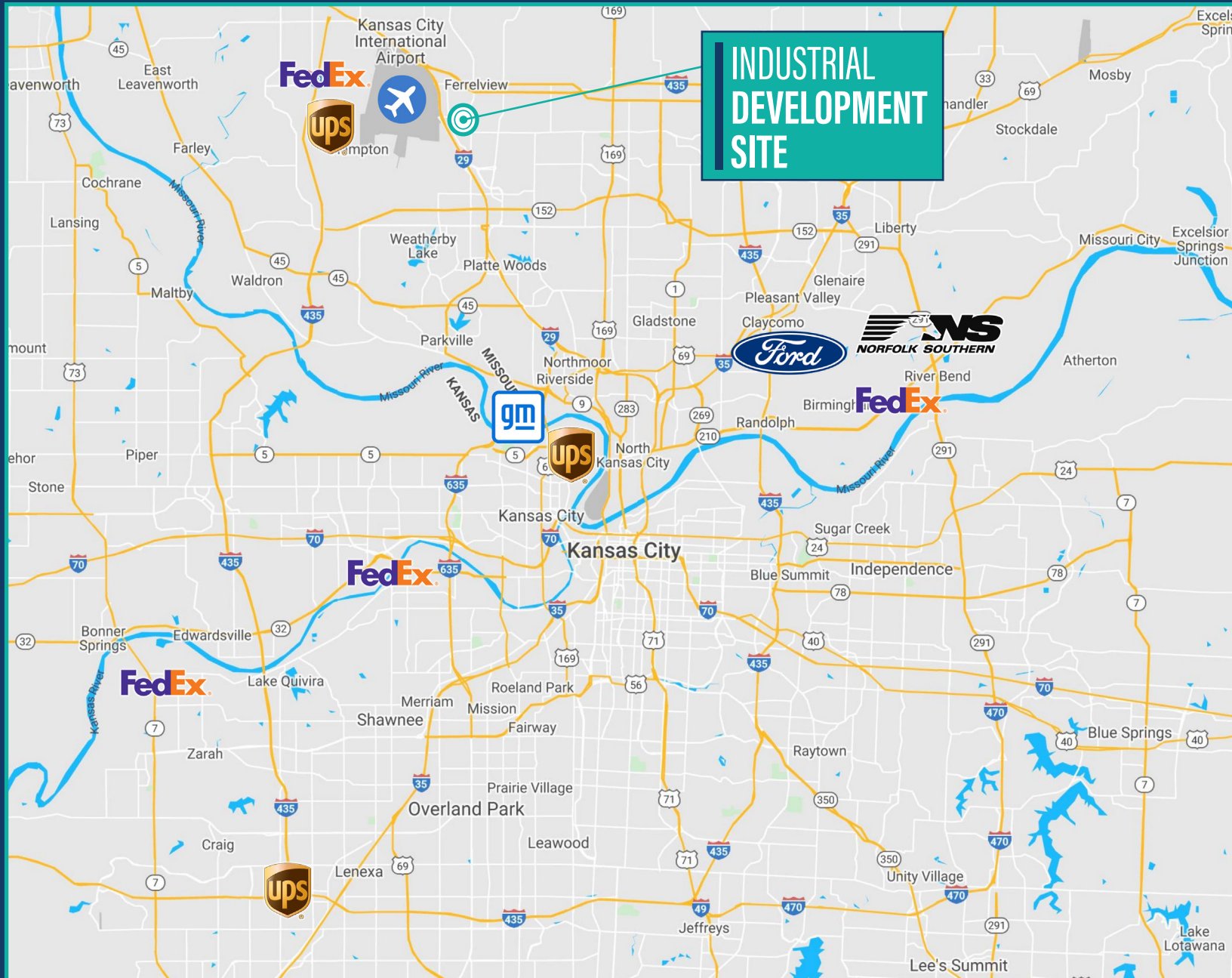
STRATEGICALLY LOCATED ADJACENT TO I-435, I-29 AND KCI AIRPORT

10951 NORTH CONGRESS AVENUE KANSAS CITY, MISSOURI

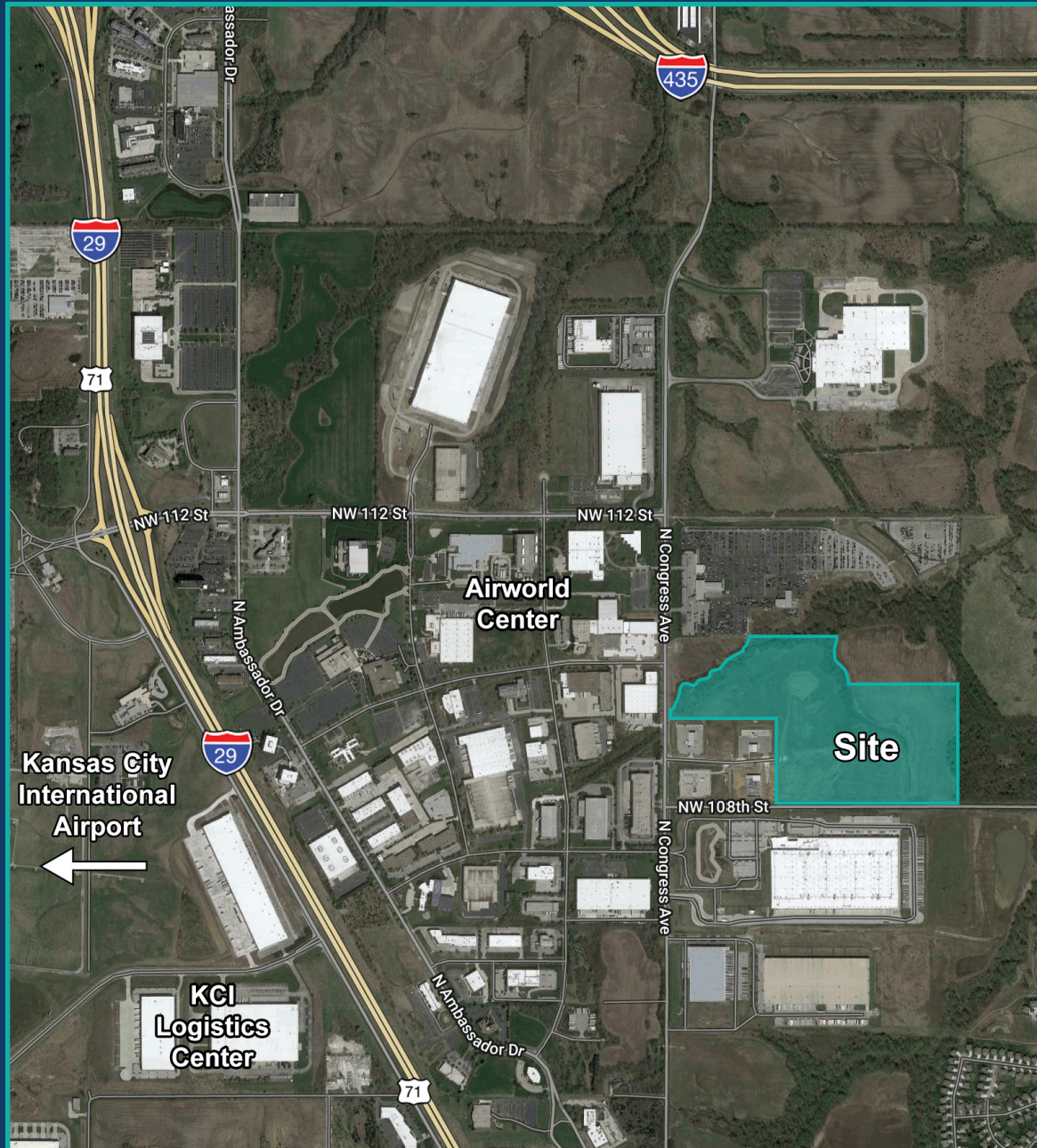


59 ± ACRE PARK PLANNED TO ACCOMMODATE 835,900 + SF

STRATEGIC LOCATION



SITE



SITES FEATURES

- » 59± Acre Planed Logistics Park
- » Exceptional proximity to I-29, I-435 and Kansas City International Airport
- » Recent, 3rd Party Diligence Reports Available
- » Utilities to the Site

CONCEPTUAL BUILDING PLAN



SITES FEATURES CONT.

- » Zoned M 2-3
- » Well Established Industrial Submarket with National Credit Tenancy and Institutional Ownership

PRICING

- » \$1.30/SF

TRANSPORTATION INFRASTRUCTURE

Largest rail center in US
by tonnage

4 intermodal centers

5 class 1 rail lines

Located at the intersection of
four major U.S. highways

85% of US Population can be
reached in 1-2 day truck drive

30% more interstate miles per
capita than any other city in
the nation



KANSAS CITY: INDUSTRIAL STRENGTH

- 45 million square feet of industrial space developed since 2012
- FOREIGN TRADE ZONE (FTZ): more space than any other US city
- #2 Auto hub for manufacturing and assembly in USA according to Brookings Institution
- Workforce 150,000+ manufacturing and logistics employees in Kansas City
- New world class airport coming in 2023
- 2.5 million metro population
- 300 million sf industrial market
- 16th largest industrial market in the US
- Top 10 industrial market for net absorption in the US

