THREE TRAILS
INDUSTRIAL PARK

71 HIGHWAY & 87TH STREET

INDUSTRIAL SPEC BUILDING III

345,437 SF DIVISIBLE

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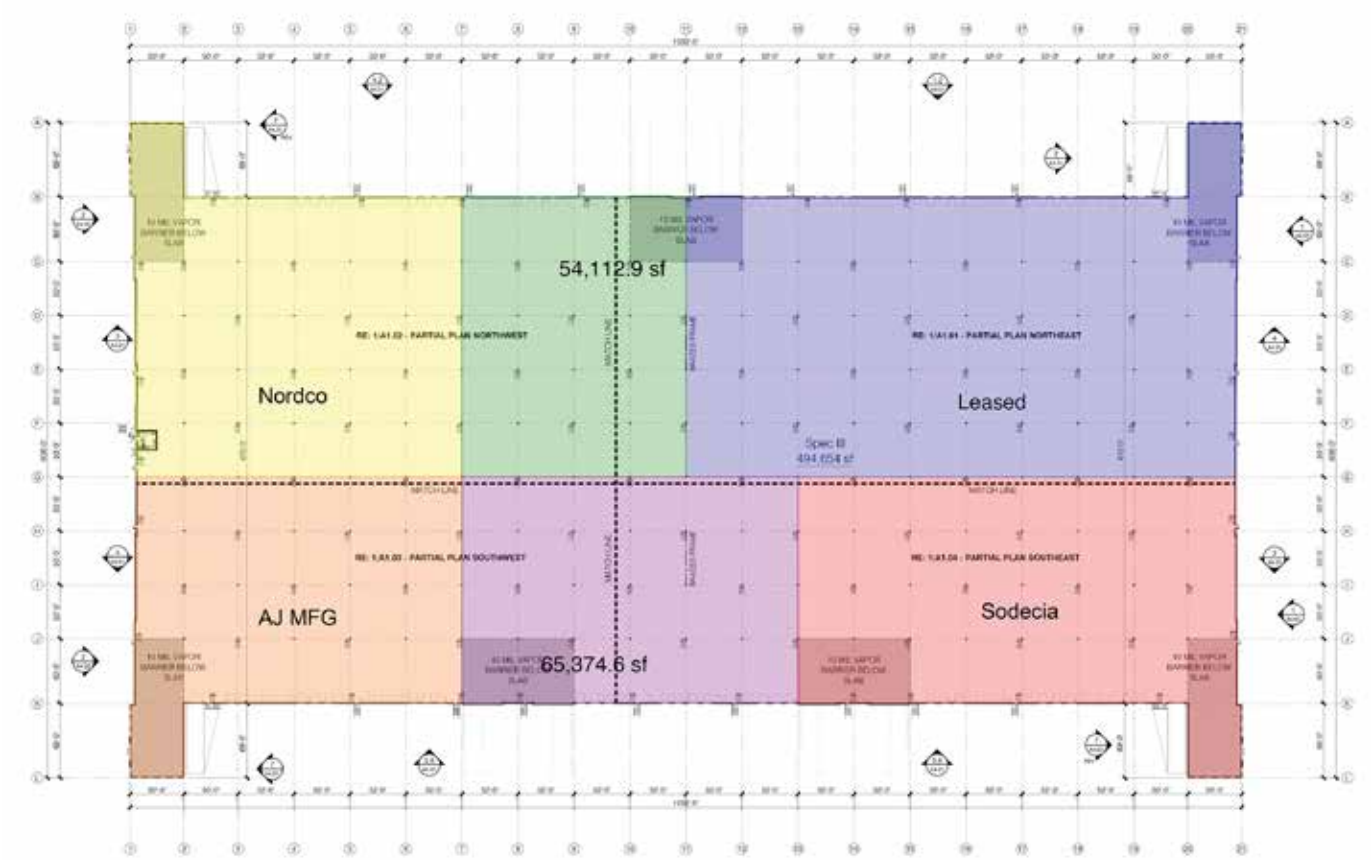
NorthPoint™ DEVELOPMENT

BUILDING FLOORPLAN



PROPERTY QUICK FACTS

- 180 Acres of Land with projected 1,800,000 of Class A Industrial Park
- Strategic location due to unparalleled highway access to:
  - 71 Highway
  - I-49, I-435, I-470, I-70 and I-35
- Aggressive Real Estate Tax Abatement

Years 1-13	**100%**
Year 14	**50%**
Year 15	**40%**
Year 16	**30%**
Year 17	**20%**
Years 18-20	**10%**

- Great access to large population centers and workforce

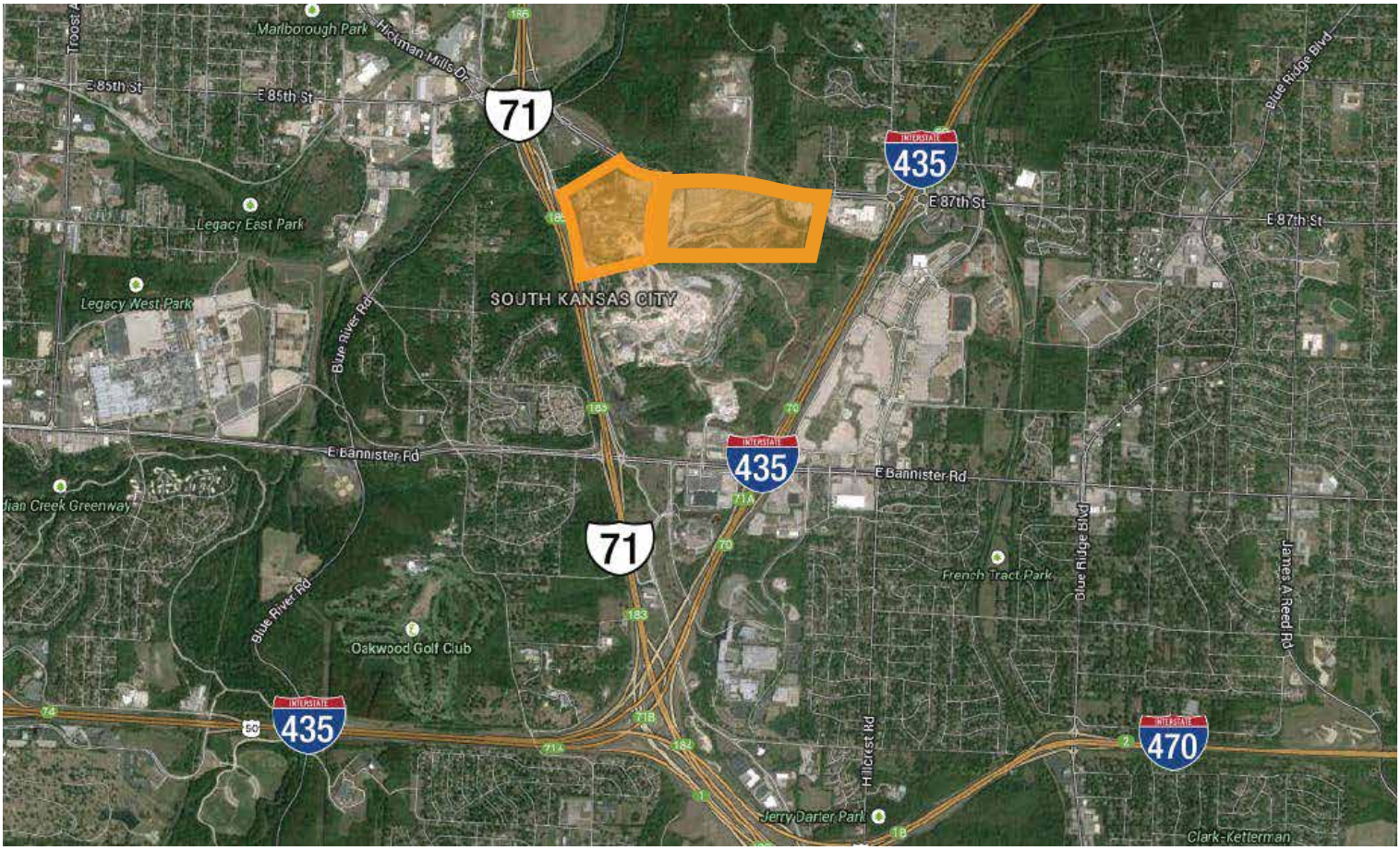
NORTHPOINT DEVELOPMENT SERVICES

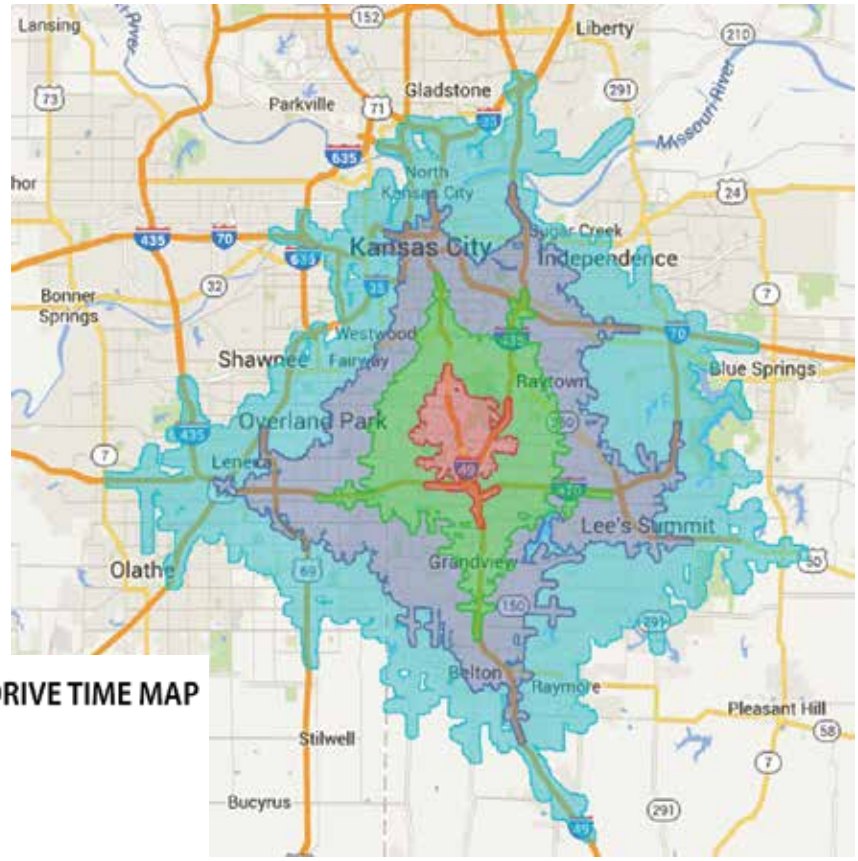
- Land Sale
- Build-to-suit
- Build-to-lease
- Construction Management
- Permitting & Entitlements
- Economic Development Incentives Consultation Services

BUILDING QUICK FACTS

BUILDING SIZE	494,654 SF
DIVISIBILITY	55,000 – 345,437 SF
RENTAL RATE	$4.25 - $4.50
CAM CHARGES	± $0.39 / SF
TAXES	$0.05 / SF
INSURANCE	$0.05 / SF
TOTAL TAXES, INS, CAM	± $0.50 / SF
DIMENSIONS	420’ Deep x 796’
OFFICE SPACE	BTS
CONSTRUCTION	Tilt-Up Construction
FLOOR	7” Concrete
CLEAR HEIGHT	36’ - 38’
COLUMN SPACING	52’ x 60’ Speed Bays 52’ x 50’ Storage Bays
SPRINKLER	ESFR - K-25 I K-17
LOADING	56 Docks & Drive-ins. Up to 92 Docks Available
TRUCK COURT	130’ - All Concrete
ELECTRICAL SERVICE	2,400 Amps @ 480V 3 Ph
LIGHTING	L.E.D., 30 fc in Warehouse, Site Fully Lit
HVAC	Heated to 50° & Ventilated
PARKING	298 Cars
ZONING	Light Industrial
YEAR BUILT	2016
WATER	KCMO
SEWER	KCMO
ELECTRIC	KCP&L
GAS	Missouri Gas Energy
FIRE PROTECTION	KCFD
DIRECT HIGHWAY ACCESS	I-49

BUILDING SITE PLAN





THREE TRAILS - DRIVE TIME MAP

- 5 Minute
- 10 Minute
- 15 Minute
- 20 Minute

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beyond the contract