

CenterPoint Intermodal Center - Kansas City

Kansas City, MO

Now Available! 1,000,000 SF

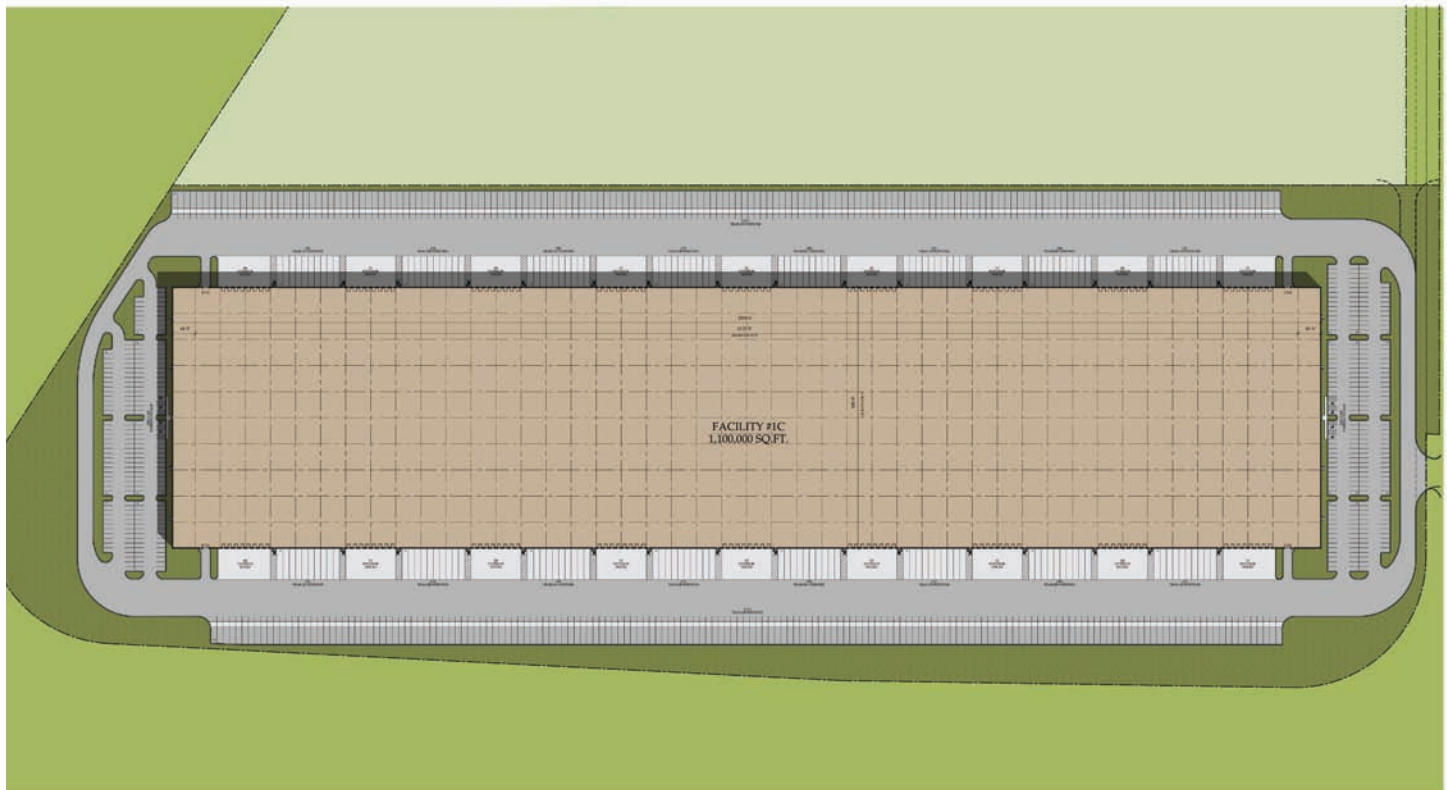


www.cic-kc.com



CenterPoint Properties®

THE REGION'S PREMIER INDUSTRIAL PARK DEVELOPMENT



DATA:

SITE AREA:	2,443,760 SQ. FT. 56.14 ACRES
BUILDING AREA (GROSS):	1,100,000 SQ. FT.
EXTERIOR DOCKS:	144 DOCKS
DRIVE-IN DOORS:	4 DOORS
TRAILER POSITIONS:	491 POSITIONS
CAR PARKING:	440 CARS
F.A.R.:	.45
CLEAR HEIGHT:	32 FEET



FACILITY #1C

CENTERPOINT - KCS INTERMODAL CENTER - KANSAS CITY, MISSOURI

©CORNERSTONE ARCHITECTS LTD. 2009

OCTOBER 21, 2009 #04152



Building 1C Fact Sheet

- **Building Size:** 1,000,000 SF
- **Column Spacing:** 50x56 or 56x60
- **Clear Height:** 32 feet
- **Dock Doors:** 144
- **Drive-in Doors:** 4 per building
- **Building Depth:** 500 feet
- **Floor Thickness:** 7 inches
- **Truck Court:** Approximately 200 feet deep with 60 feet closest to building, 7 inches concrete and the rest asphalt
- **Truck Parking:** 1 per approximately 4,500 SF
- **Lighting:** T5
- **Sprinkler:** ESFR



Park Features

- Transportation related savings between \$1 and \$3.50/SF
- Import via the Port of Lazaro Cardenas and save 7%
- Additional Location Benefits
- Property tax reductions
- Construction supply sales tax reduction
- Missouri Enhanced Enterprise Zone
- Foreign Trade Zone
- Access to available, affordable labor
- Customized building design maximizes product flow and storage