

CenterPoint Intermodal Center - Kansas City

Kansas City, MO

Now Available! 168,000 SF



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CenterPoint Properties®

THE REGION'S PREMIER INDUSTRIAL PARK DEVELOPMENT



DATA:	
SITE AREA:	396,903 SQ.FT. 9.11 ACRES
BUILDING AREA (GROSS):	168,000 SQ.FT.
EXTERIOR DOCKS:	16 DOCKS
DRIVE-IN DOCKS:	2 DOCKS
TRAILER POSITIONS:	30 POSITIONS
CAR PARKING:	116 CARS
F.A.R.:	.42
CLEAR HEIGHT:	32 FEET



FACILITY #3
CENTERPOINT - KCS INTERMODAL CENTER — KANSAS CITY, MISSOURI

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Cornerst Architects Ltd.

Building 3 Fact Sheet

- **Building Size:** 168,000 SF
- **Column Spacing:** 50x56 or 56x60
- **Clear Height:** 32 feet
- **Dock Doors:** 16
- **Drive-in Doors:** 2 per building
- **Building Depth:** 240 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