copaken brooks
COMMERCIAL REAL ESTATE
NAI Heartland

MIDWEST GATEWAY 1 & 2

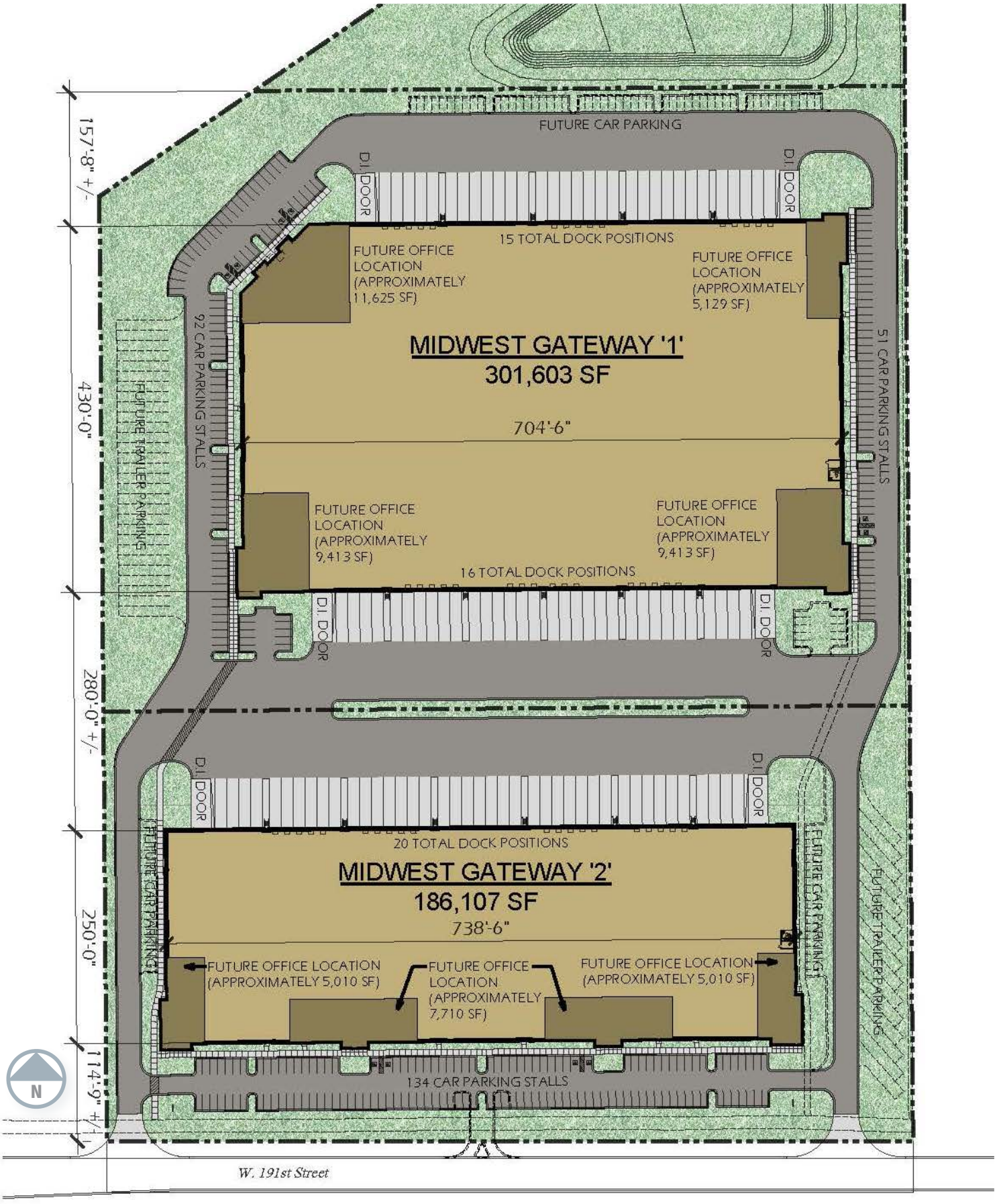
INTERMODAL DISTRIBUTION BUILDINGS FOR SALE OR LEASE - AVAILABLE Q1 2018

191ST & HOMESTEAD, EDGERTON, KANSAS

PROPERTY HIGHLIGHTS

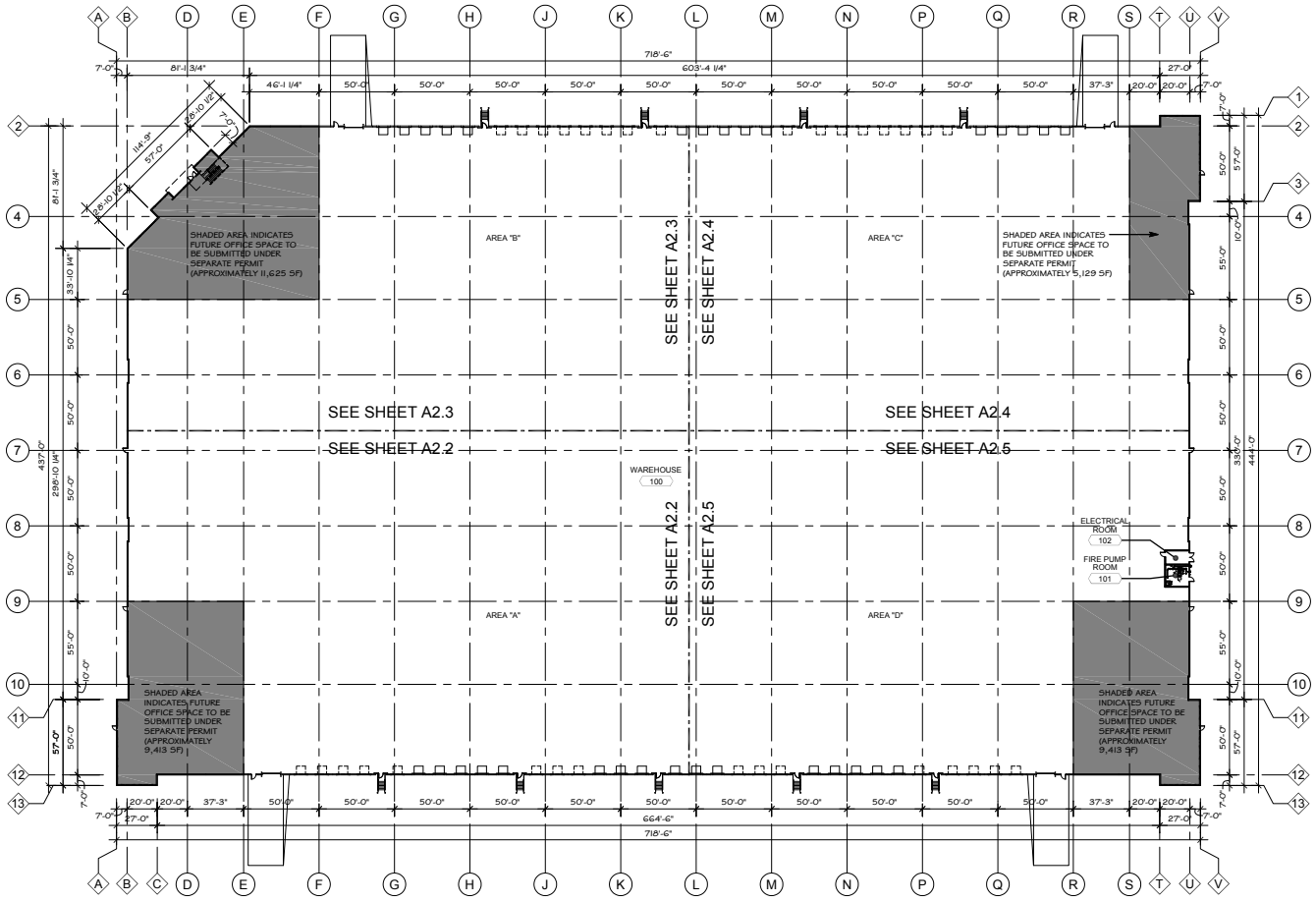
- Up to **487,000 SF** available in two adjacent first-generation distribution facilities
- Buildings can accommodate manufacturing, warehouse and distribution tenants from 50,000 SF and up
- Directly adjacent to recently opened 443-acre **BNSF intermodal yard** which offers international and domestic container service
- **Nearest development** to the entrance to the BNSF intermodal yard
- Located along the **heavy haul corridor**, allowing shippers to send heavier loads to and from the intermodal yard
- Offers **reduced taxes** for 10 years, a competitive lease rate, as well as attractive city and state tax incentives including Foreign Trade Zone benefits.

SITE PLAN

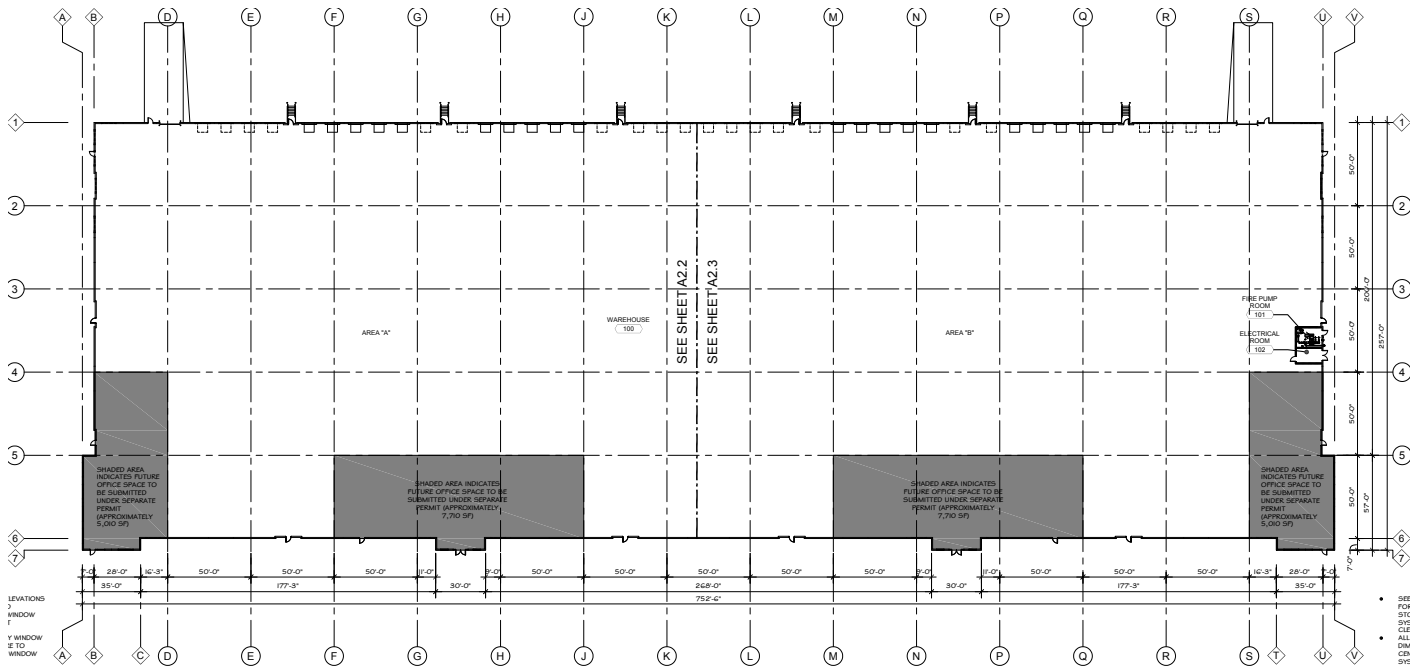

FUTURE CAR PARKING
157'-8" +/-
D.I. DOOR
D.I. DOOR
15 TOTAL DOCK POSITIONS
FUTURE OFFICE LOCATION (APPROXIMATELY 11,625 SF)
FUTURE OFFICE LOCATION (APPROXIMATELY 5,129 SF)
92 CAR PARKING STALLS
51 CAR PARKING STALLS
MIDWEST GATEWAY '1'
301,603 SF
704'-6"
430'-0"
FUTURE TRAILER PARKING
FUTURE OFFICE LOCATION (APPROXIMATELY 9,413 SF)
FUTURE OFFICE LOCATION (APPROXIMATELY 9,413 SF)
16 TOTAL DOCK POSITIONS
D.I. DOOR
D.I. DOOR
280'-0" +/-
D.I. DOOR
D.I. DOOR
FUTURE CAR PARKING
20 TOTAL DOCK POSITIONS
MIDWEST GATEWAY '2'
186,107 SF
738'-6"
FUTURE CAR PARKING
FUTURE TRAILER PARKING
250'-0"
FUTURE OFFICE LOCATION (APPROXIMATELY 5,010 SF)
FUTURE OFFICE LOCATION (APPROXIMATELY 7,710 SF)
FUTURE OFFICE LOCATION (APPROXIMATELY 5,010 SF)
N
134 CAR PARKING STALLS
114'-9" +/-
W. 191st Street

FLOOR PLANS

NORTH BUILDING - 1

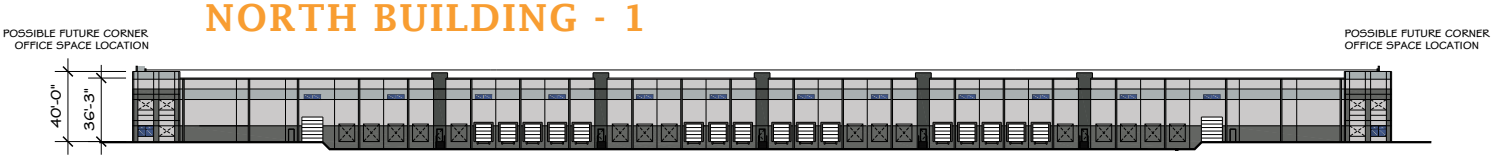


SOUTH BUILDING - 2



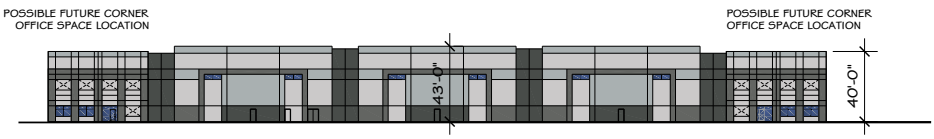
BUILDING ELEVATIONS

NORTH BUILDING - 1



BUILDING 1 - SOUTH ELEVATION

SCALE: 1" = 60'-0"

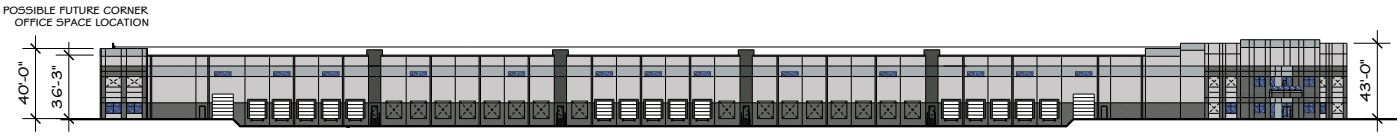


BUILDING 1 - EAST ELEVATION

SCALE: 1" = 60'-0"

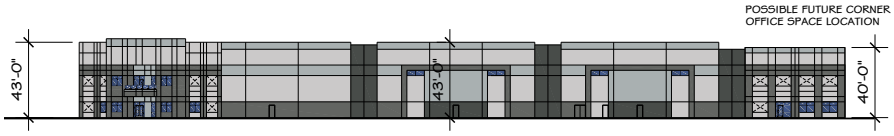
ELEVATION FINISH SCHEDULE

	PT-1	PAINT COLOR (FINE TEXTURED) SHERWIN WILLIAMS - SW6260 - UNIQUE GRAY
	PT-2	PAINT COLOR (MEDIUM TEXTURED) SHERWIN WILLIAMS - SW6234 - UNCERTAIN GRAY
	PT-3	PAINT COLOR (MEDIUM TEXTURED) SHERWIN WILLIAMS - SW7068 - GRIZZLE GRAY
		GUTTERS AND DOWNSPOUTS TO BE PREFINISHED METAL TO MATCH PT-2
	PT-4	PAINT COLOR (MEDIUM TEXTURED) SHERWIN WILLIAMS - SW7062 - ROCK BOTTOM
	NOTE:	COPING CAPS TO BE PREFINISHED METAL AND TO MATCH ADJOINING PAINT COLORS



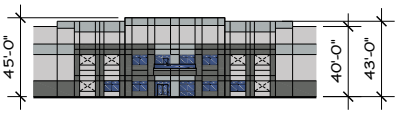
BUILDING 1 - NORTH ELEVATION

SCALE: 1" = 60'-0"



BUILDING 1 - WEST ELEVATION

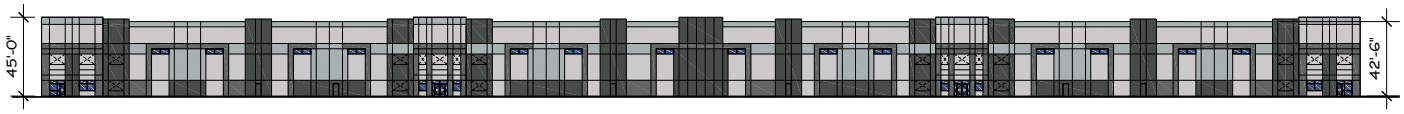
SCALE: 1" = 60'-0"



BUILDING 1 - NW CORNER ELEVATION

SCALE: 1" = 60'-0"

SOUTH BUILDING - 2



BUILDING 2 - SOUTH ELEVATION

SCALE: 1" = 60'-0"

BUILDING 2 - EAST ELEVATION

SCALE: 1" = 60'-0"

BUILDING 2 - WEST ELEVATION

SCALE: 1" = 60'-0"

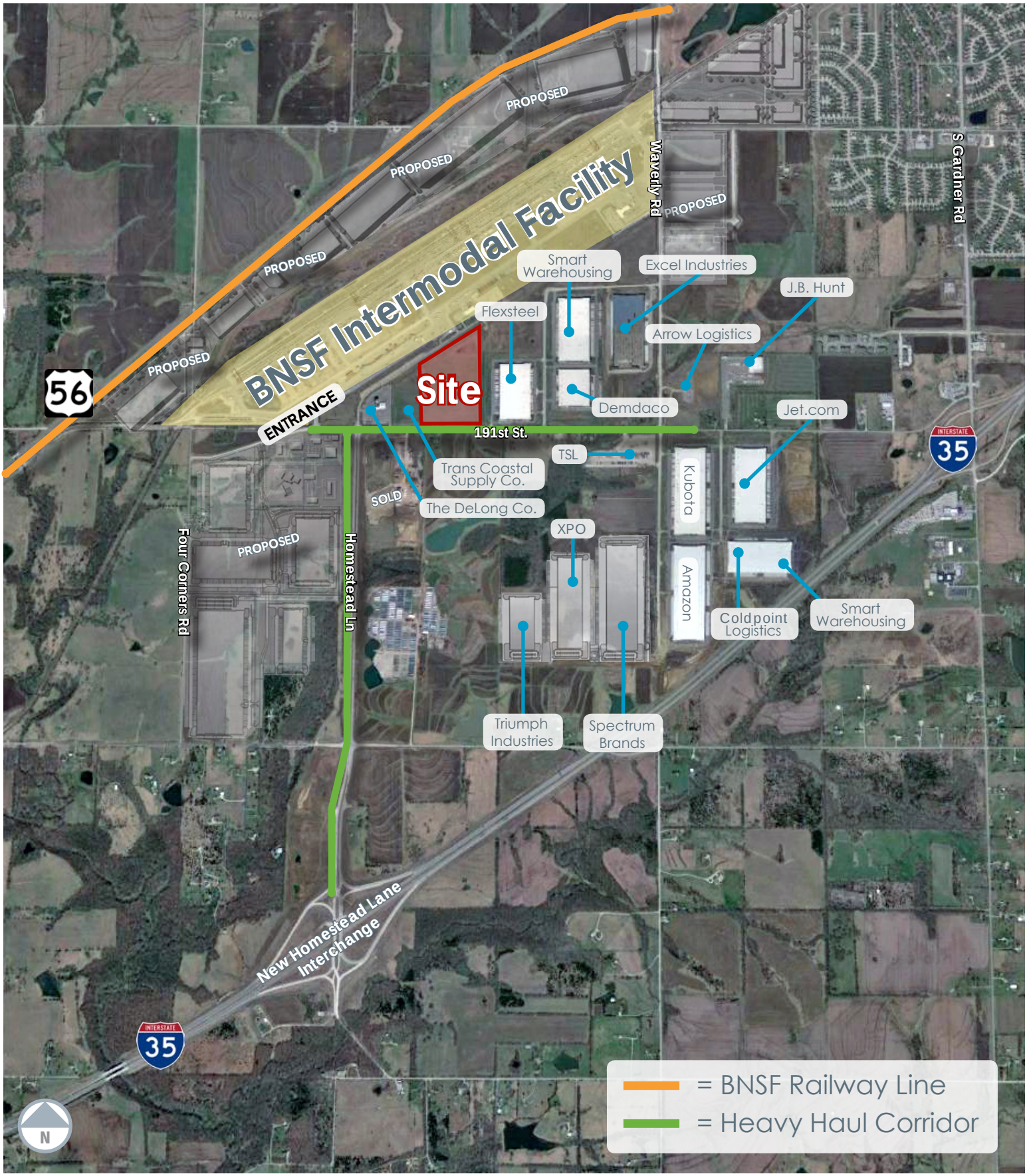
BUILDING 2 - NORTH ELEVATION

SCALE: 1" = 60'-0"

DEVELOPMENT DETAILS

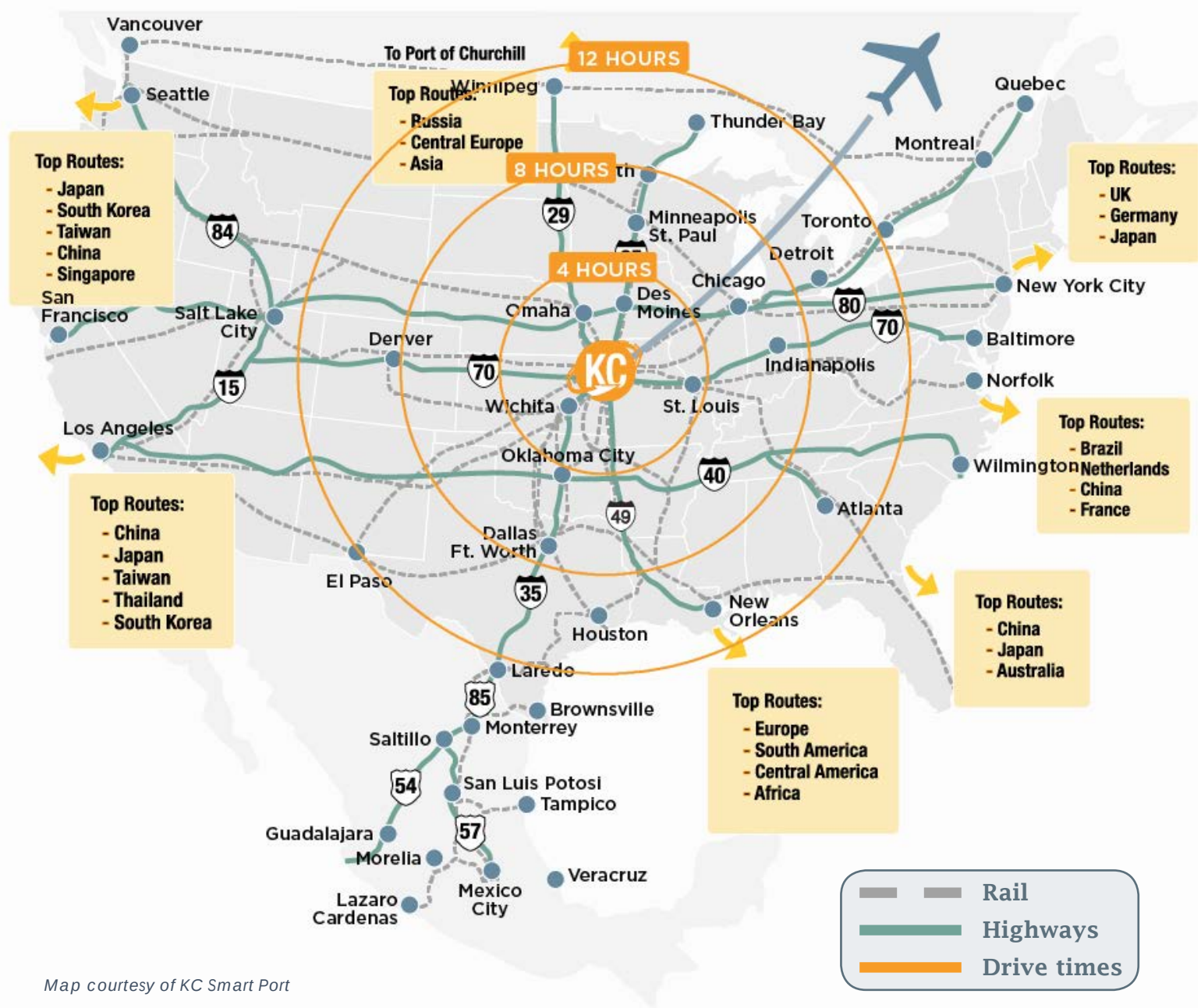
	MIDWEST GATEWAY 1	MIDWEST GATEWAY 2
Available Space:	301,603 SF, divisible	186,107 SF, divisible
Building Dimensions:	430' x 723'	257' x 738'
Column Spacing:	50' x 50' (interior) 50' x 60' (speed bays)	50' x 50' (interior) 50' x 60' (speed bays)
Clear Height:	32' clear	32' clear
Loading Docks:	31 doors, expandable to 63 (1:4,800 SF); 9'x10'; cross-dock configuration	20 doors, expandable to 41 (1:4,600 SF); 9'x10'
Dock Equipment:	Additional equipment available	Additional equipment available
Drive-in Doors:	4 doors, motor-operated; (12'x14')	2 doors, motor-operated; (12'x14')
Truck Court:	130' deep, 60' concrete apron	130' deep, 60' concrete apron
Truck Parking:	63; expandable	21; expandable
Trailer Storage:	Build-to-suit; 29 spaces; expandable	Build-to-suit; 15 spaces; expandable
Vehicle Parking:	143 stalls; expandable	134 stalls; expandable
Construction:	Concrete tilt-up with architectural glass	Concrete tilt-up with architectural glass
Office Space:	Build-to-suit	Build-to-suit
Floor Thickness:	7" floor slab	7" floor slab
Roof:	60 mil mechanically attached white TPO membrane; 20-year warranty	60 mil mechanically attached white TPO membrane; 20-year warranty
Lighting:	T-5 High-output fluorescent fixtures; individual motion sensors; 25fc average at 3' AFF	T-5 High-output fluorescent fixtures; individual motion sensors; 25fc average at 3' AFF
Warehouse Heat:	Make-up air units and ventilation	Make-up air units and ventilation
Water:	Johnson County Water District 7; 2" Service	Johnson County Water District 7; 2" Service
Electricity:	KCP&L; 2,000 Amp 480V	KCP&L; 1,200 Amp 480V
Gas:	Kansas Gas Energy; 2PSIG	Kansas Gas Energy; 2PSIG
Fire Protection:	Johnson County Fire Dept. 1; ESFR sprinklers	Johnson County Fire Dept. 1; ESFR sprinklers
Zoning:	Logistics Park	Logistics Park
Intermodal Access:	0.35 miles to BNSF entrance	0.35 miles to BNSF entrance
Highway Access:	1.6 miles to I-35; 19.5 miles to I-435	1.6 miles to I-35; 19.5 miles to I-435
Taxes:	Fixed at $0.62/SF for 10 years	Fixed at $0.62/SF for 10 years
Insurance:	Est. at $0.05/SF	Est. at $0.05/SF
CAM:	Est. at $0.15/SF	Est. at $0.15/SF
Delivery:	February 2018	February 2018

SITE LOCATION



NATIONAL SHIPPING ROUTES

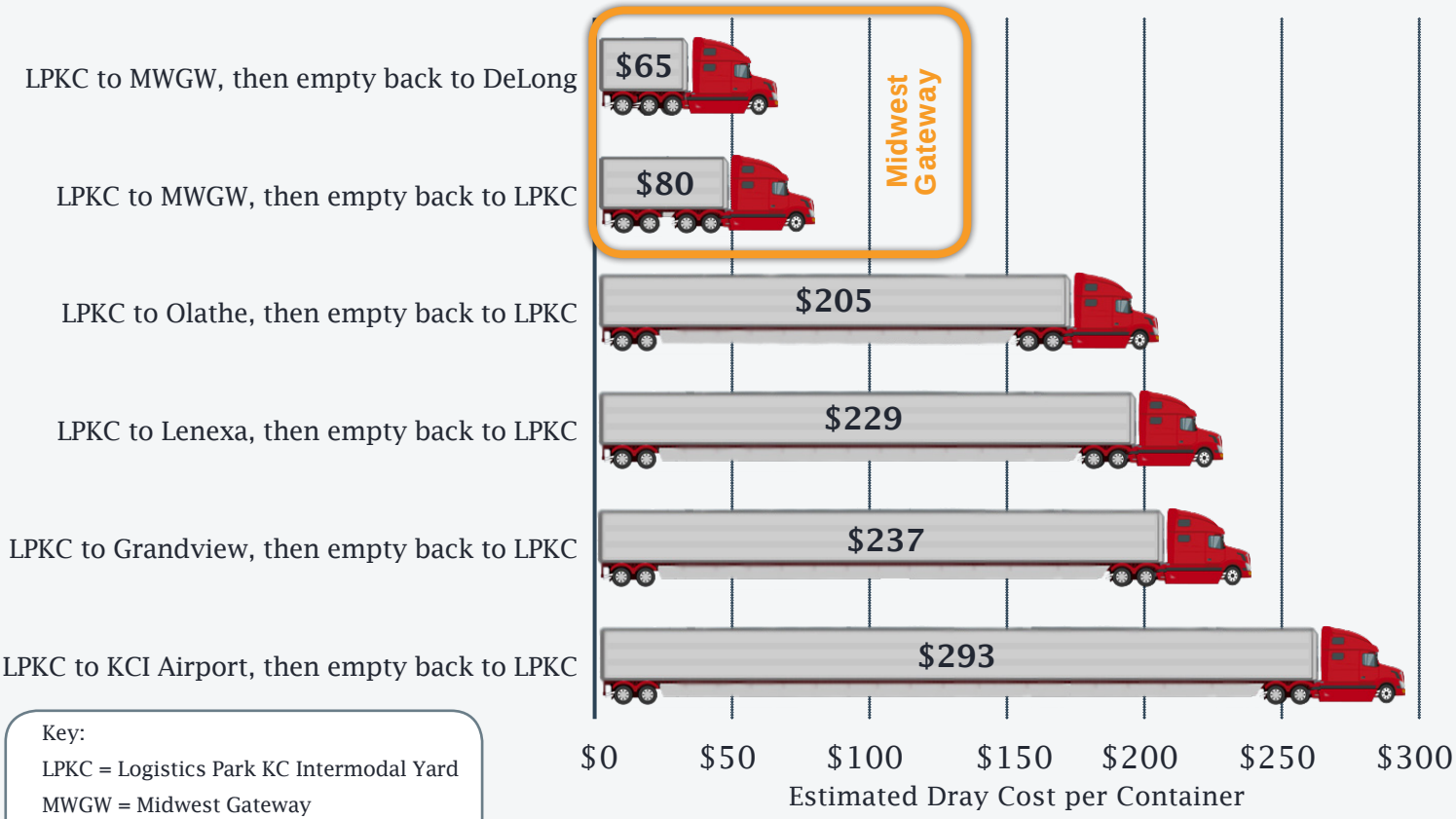
Midwest Gateway is strategically and centrally located in the Midwest with access to 85% of the U.S. population in 2 days or less. The site's access to the BNSF intermodal facility and interstate highways create more efficient movement of materials — saving time and reducing costs.



Map courtesy of KC Smart Port

DRAYAGE COST SAVINGS

Maximize your supply chain strategy. Leverage the advantages of intermodal.



Advantages of Locating at Midwest Gateway vs. Other Metro Locations

Average savings/year:	$250,000 - $456,000
Annual savings/SF: (for 300,00 SF user with 2,000 containers per year)	$0.83 - $1.52

Additional savings:

- Fuel surcharges
- Chassis charges
- City heavy haul usage fees
- Freight handling charges

Environmental advantages:

- Reduced energy consumption
- Lower gas emissions
- Improved carbon footprint
- Minimized hazmat releases

ABOUT KANSAS CITY

Located in the heart of the country, Kansas City offers centralized access to all major markets. With one of the most diverse economies among mid-size cities, Kansas City is pro-business and has an abundant and skilled workforce no matter the industry.

Kansas City's Advantages:

- Low cost of living
- Well-educated & productive workforce
- Most geographically central major metro market in the country
- Pro-business environment
- World-class arts & entertainment
- National sports teams (Royals, Chiefs, Sporting Kansas City)
- World-famous barbecue
- Great quality-of-life factors such as affordable housing, excellent education & low crime rates

Kansas City's Major Employers

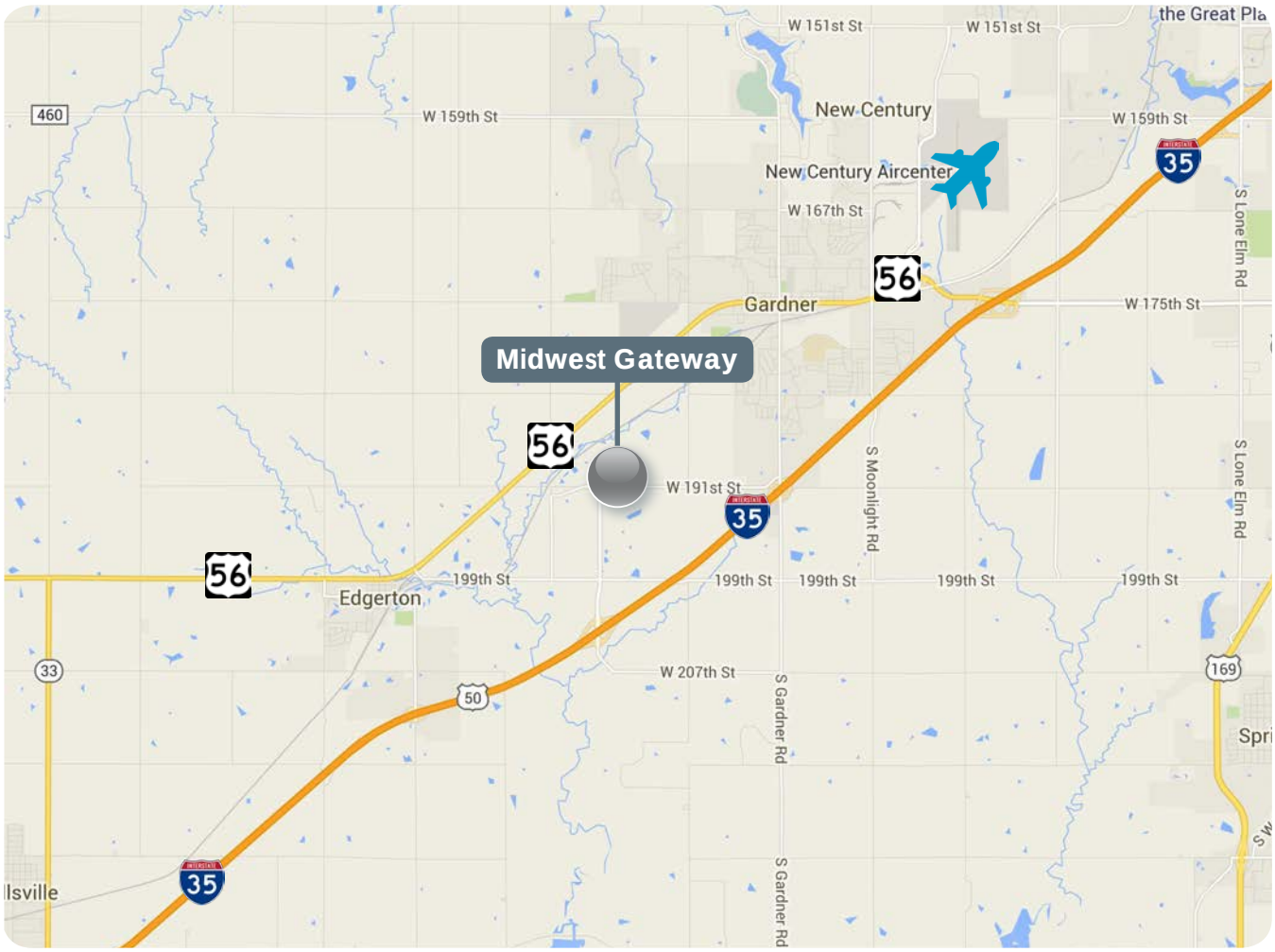
AMC Entertainment**	Hallmark Cards
American Century	Hill's Pet Nutrition
Black & Veatch	Interstate Bakeries Corp.**
Burns & McDonnell	JE Dunn Construction
Cerner Corporation	Newport Television
Commerce Bancshares	Collective Brands
DeBruce Grain	Seaboard Corporation
DST Systems**	Sprint*
Garmin	UMB Financial
Great Plains Energy**	Westar Energy
H&R Block*	YRC Worldwide*

* Fortune 500 (Hallmark is privately owned)
** Fortune 1000

ABOUT EDGERTON & BNSF INTERMODAL

Midwest Gateway's location in **Edgerton, Kansas** provides access to major rail (BNSF intermodal), air (New Century Air Center) and highway transportation (via I-35 and Hwy 56). Edgerton is approximately 25 miles southwest of downtown Kansas City. A double diverging diamond interchange at Homestead Lane allows for quicker turns, improved traffic flow and easy access to I-35.

Midwest Gateway is located near the entrance to the **BNSF intermodal facility**. The intermodal yard is a 440-acre site with a rail network that allows access to 85% of the U.S. population within two days. It spans from Los Angeles (Port of Long Beach) to Chicago, as well as other markets coast to coast. The BNSF intermodal provides transload and other services to support and maximize your supply chain capabilities.



CO-LISTED BY

BUCKY BROOKS, SIOR, CCIM, LEED AP
COPAKEN BROOKS
P (816) 701-5009
bbrooks@copaken-brooks.com

RUSSELL PEARSON, CCIM
NAI HEARTLAND
P (913) 890-2015
russell@nai-heartland.com

NATHAN ANDERSON, SIOR, CCIM
NAI HEARTLAND
P (913) 890-2001
nathan@nai-heartland.com

DEVELOPMENT CONTACT

AARON SCHLAGEL
COPAKEN BROOKS
P (816) 701-5020
aschlagel@copaken-brooks.com

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.