

KCI Intermodal BusinessCentre

at Kansas City International Airport



developed by:
Trammell Crow Company

exclusively leased by:
CBRE
CB RICHARD ELLIS

KCI Intermodal BusinessCentre

KC International Airport
Kansas City, Missouri



Total Projected Investment:
\$200 million

Site Size: 800 acres
(first phase 183 acres)

Total Building Space:
5 million square feet -
total project
1.8 million square feet -
first phase

Customer Use: big box distribu-
tion centers, air cargo and on-
ramp airport related logistics

The Trammell Crow Company has partnered with the Aviation Department of Kansas City, MO to develop a truck and air intermodal logistics park in the northwest quadrant of Kansas City, MO. The KCI Intermodal BusinessCentre is situated on approximately 800 acres of prime development land adjacent to the KCI runways and which also benefits from excellent access and exposure to I-29.

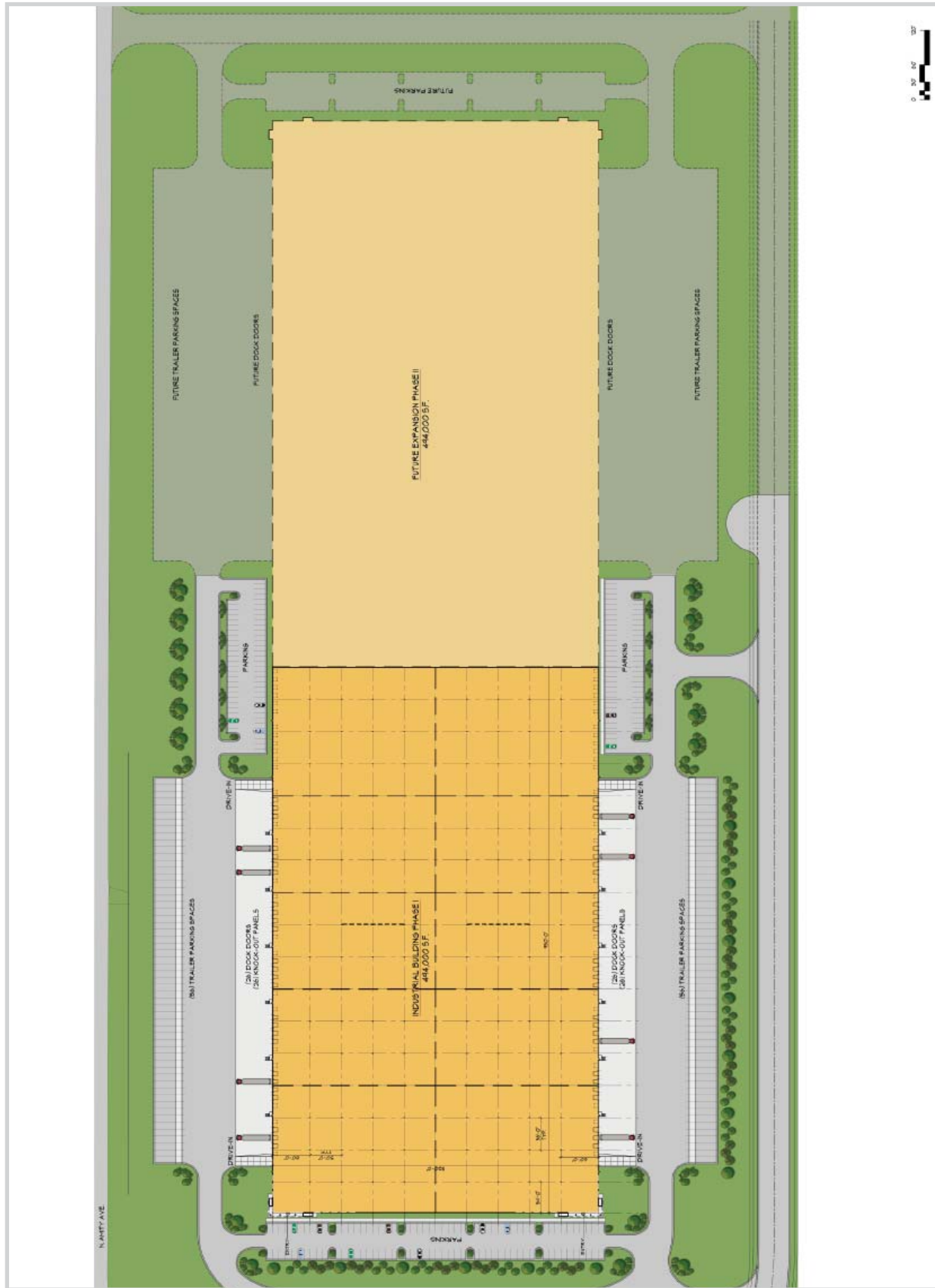
The project's first phase will include a 494,000+ square foot spec bulk warehouse distribution facility, expandable to 988,000 +/- square feet. Additional building sizes will be based upon market demand. The project's proximity to the airport, including some parcels with on-ramp access, makes it uniquely attractive to a significant number and wide variety of potential tenants including air cargo, logistics, distribution and light manufacturing operations.

As Kansas City develops its reputation as an inland port, the KCI Intermodal BusinessCentre will compliment rail and trucking intermodals located in other parts of the metropolitan area. Industry projections are that Kansas City will become a popular logistics destination point due to its central location and ability to serve the entire United States population due to its quality labor, excellent highway, rail and air infrastructure.

KCI INTERMODAL BUSINESSCENTRE AERIAL



SITE PLAN - KCI LOGISTICS CENTRE I



BUILDING SPECIFICATIONS - KCI LOGISTICS CENTRE I

Land Area:	Approximately 38± Acres
Building Type:	Cross-dock bulk distribution center
Building Size:	Approximately 494,000± SF (expandable to 988,000± SF)
Building Dimensions:	Approximately 520' depth x 950' width
Column Spacing:	Approximately 56' wide x 50' deep (typical) (staging area at perimeter bays)
Loading:	Seventy (70) - dock-high doors with additional knock-outs and four (4) - drive-in doors
Dock Equipment:	Dock area left with a power strip to allow tenant specified dock leveler equipment installation.
Truck Court:	190' including a 60' concrete truck apron
Trailer Storage:	130+ Sixty-five (65) trailer positions on the west side (expandable by 64 trailer positions on the east side)
Clear Height:	32' (minimum) to the bottom of joists, except for above the proposed office areas
Roof System:	60 mil Thermoplastic Polyolefin (TPO), single ply, mechanically fastened (15 year warranty)
Floor Slab:	The floor slab is 7" unreinforced concrete above 4" crushed stone base
Exterior Walls:	Tilt-wall concrete panels with reveals
Windows:	Extensive glass system is aluminum frames at two corners of the building. Glass is 1" thick, insulated, tinted glass.
Fire Sprinklers:	ESFR K-14 sprinkler system
Parking:	220 total parking spaces
Lighting:	6-lamp, 54W, T5HO full sided fluorescent fixtures to provide an average of 25 foot candles at 30' inches above finished floor based on an open floor plan
Heating Systems:	Roof mounted make-up air units (to provide 49° when 0° outside)
Electrical:	1500 KVA Transformer, 480/277V, 3-phase, 4 wire service available by Ameren IP. Additional service may be provided upon request.
Gas:	Two gas lines at 5 psi serve the building, tenant spaces served with individual meters from a common manifold. Provided by Missouri Gas Energy.
Water:	Served by a 10" main for the fire service and an adjacent 3" domestic water line. Tenant domestic water service is provided through a 2" insulated copper water line. Provided by Kansas City MO Water Services.
Sewer:	Building served with a 10" PVC main. Tenant sewer service is provided through a 6" line. Provided by Kansas City MO Water Services.
Fiber & Telephone:	AT&T with switch station contiguous to the project.