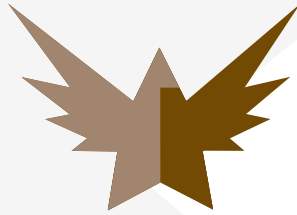




HEARTLAND
LOGISTICS PARK

Building 1 • 272,882 SF • FOR LEASE
24525 W. 43rd Street | Shawnee, Kansas



WHERE INSTITUTIONAL CAPABILITY MEETS
ENTREPRENEURIAL AGILITY

SparrowHawk offers tenants and brokers speed, creativity and flexibility. Both benefit from a hands-on management philosophy rooted in local-market knowledge, transparency, experience and integrity.

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sparrowhawkre.com



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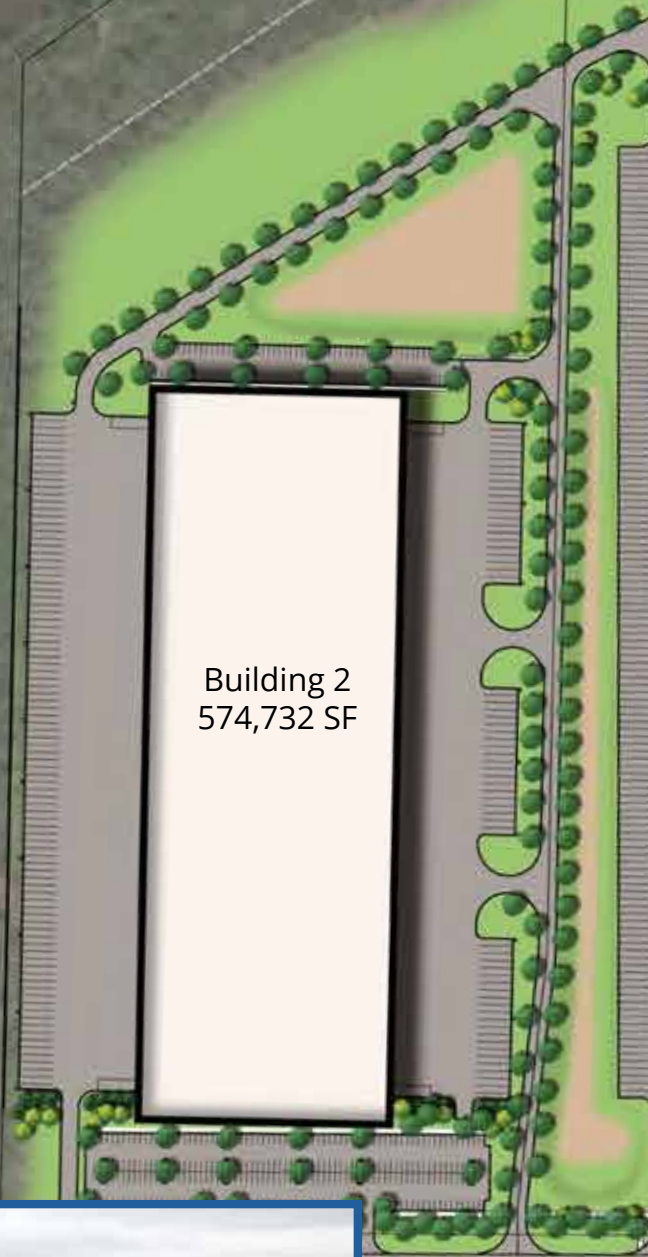


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LOGISTICS PARK

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24525 W 43rd Street | Shawnee, Kansas

Building	SF	Lot Size (Acres)	Status
1	272,882	23.1	Existing
2	574,732	39.9	Under Construction
3	846,450	58.0	Proposed
4	192,000	20.6	Proposed

RIVER



BUILDING 1 TRUCK COURT



Building 3
846,450 SF

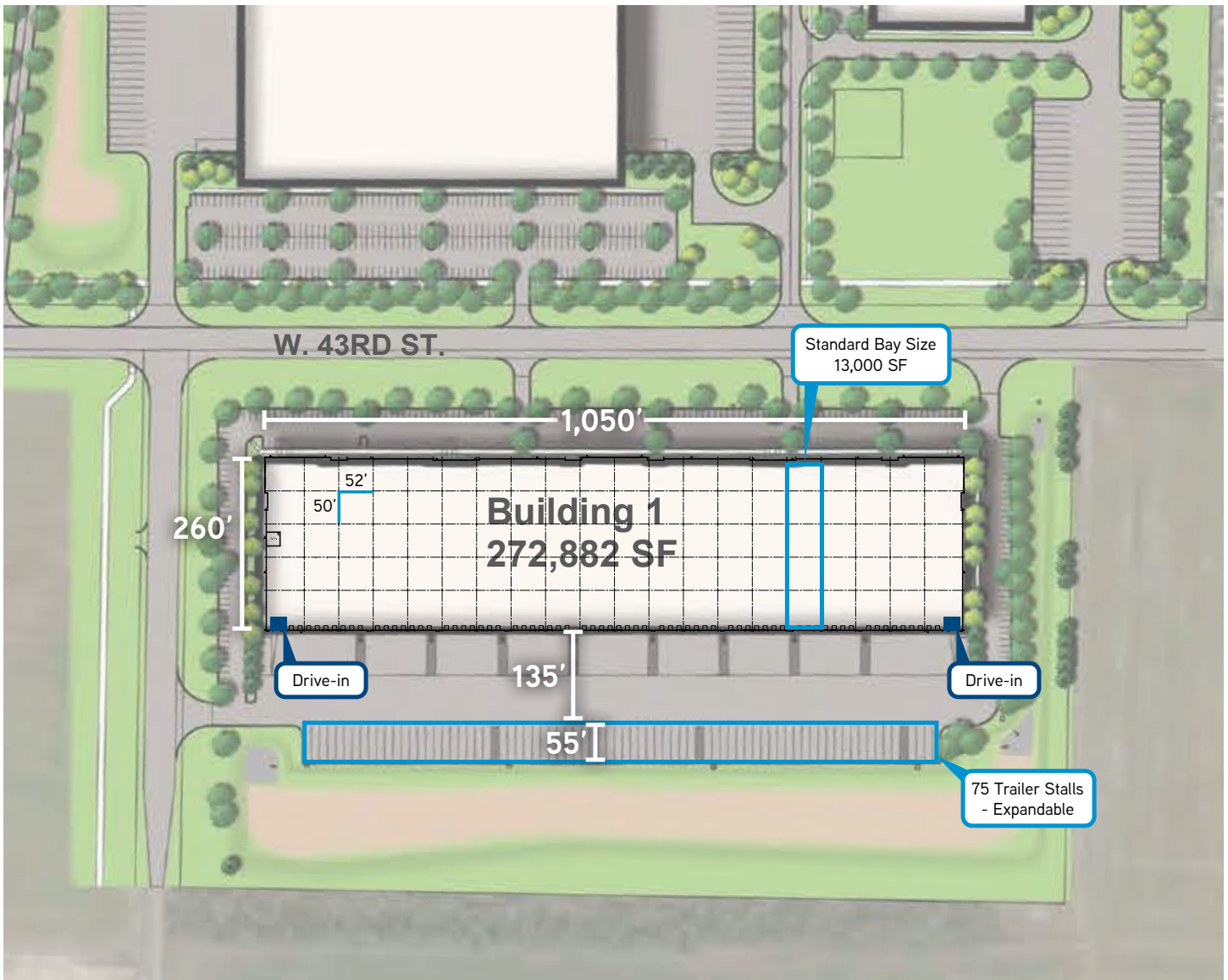
Building 4
192,000 SF

W. 43RD ST.

Building 1
272,882 SF

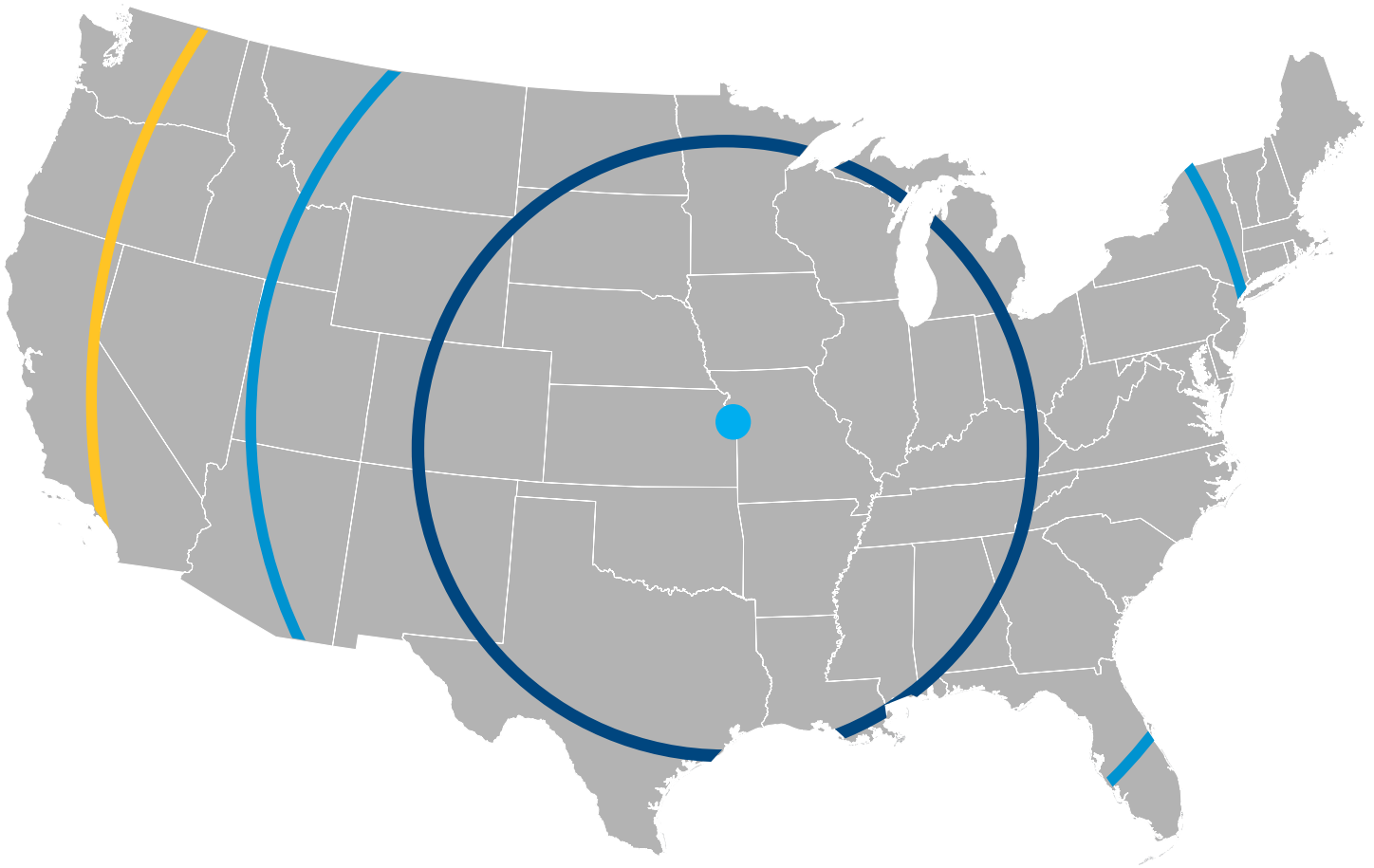
HWY K-7

Improved K-7
interchange and
widening of 43rd
Street to three lanes -
2020



Building 1 Features

Building Size	272,882 SF	Electric	3000 amp, 277/480V 3-phase, rough-ins for 4 future 277/480V
Minimum Tenant Size	52,000 SF (13,000 SF bay size)	Floor Slab	7" non-reinforced concrete
Clear Height	32'	Warehouse Lighting	LED fixtures, 30 foot candles at 36" above finished floor elevation
Drive-In Doors	2	Roof	45 mil TPO with R-20 insulation
Dock Doors	27 - 9'x10' doors with 6'x8' 45,000 lb mechanical levelers, bumpers and dock seals; additional dock doors can be added	Walls	Concrete tilt walls
Column Spacing	50'x52' typical with 60' speed bays	Warehouse Heat	Cambridge - make up air
Auto Parking	249 parking spaces; additional 37 deferred stalls	Zoning	PI - flexible uses allowed (manufacturing, cold storage, outdoor storage)
Trailer Parking	75 stalls (expandable for additional trailer parking/storage)	Location	Excellent access to K7, I-70, I-35
Office	BTS	Base Rental Rate	\$4.50 - \$4.75 NNN
Fire Sprinkler	ESFR	Estimated Operating Expenses	<ul style="list-style-type: none"> Taxes - \$0.37 PSF (fixed pilot for 10 years) Insurance - \$0.08 PSF CAM - \$0.43 PSF



KANSAS CITY DISTRIBUTION HIGHLIGHTS

Kansas City continues to be a thriving industrial market as a result of its geographically-centralized location, superior infrastructure and business-friendly Foreign Trade Zone program. Home to the largest rail center in the United States by tonnage, Kansas City is ideally located at the crossroads of the east-to-west corridor and the route from Mexico to Canada. Area infrastructure and multiple intermodal facilities continue to spur development activity within the market. Four interstate systems converge upon Kansas City, resulting in more freeway-lane miles per capita than any other U.S. city, while allowing goods to be delivered to **85% of the nation's population within two days.**

PROXIMITY TO DISTRIBUTION HUBS

United States Postal Service	21.6 miles
FedEx Ground Hub	5.8 miles
FedEx SmartPost	16.4 miles
FedEx Ground Hub	16.8 miles
FedEx Freight	6.1 miles
FedEx Air Cargo	29.3 miles
FedEx Ground Hub	33.2 miles
UPS Ground Hub	14.3 miles
UPS Ground Hub	24.3 miles
UPS Air Cargo	26.3 miles

PROXIMITY TO INTERMODAL TRANSPORTATION

LPKC (BNSF Intermodal)	23.7 miles
KCS CenterPoint Intermodal	33.0 miles
Norfolk Southern (rail)	33.9 miles
KCI Intermodal	29.2 miles

INTERSTATE ACCESS

Interstate 70	3.4 miles
Interstate 435	4.4 miles
Interstate 35	13.6 miles



24525

FIRE LANE - NO PARKING

FIRE LANE - NO PARKING





AREA AMENITIES

KS SPEEDWAY / THE LEGENDS

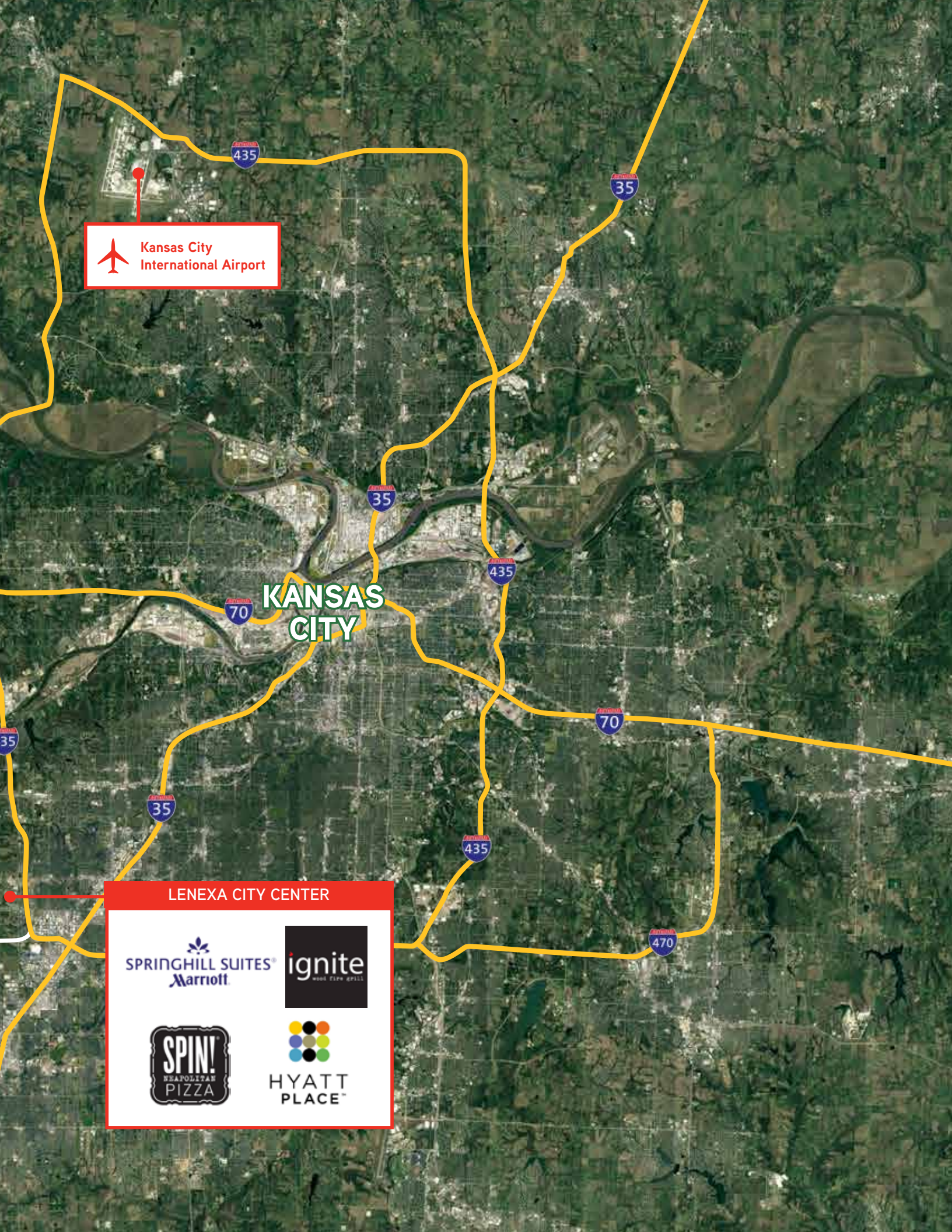


BONNER SPRINGS



SHAWNEE



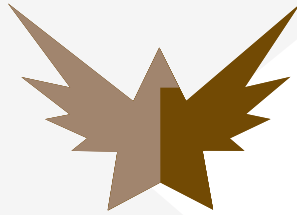


 **Kansas City
International Airport**

**KANSAS
CITY**

LENEXA CITY CENTER



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