

FLINT COMMERCE CENTER

CENTRALLY LOCATED IN GREATER KANSAS CITY

VERTICAL READY INDUSTRIAL SITES FOR SALE OR BUILD TO SUIT

370 ACRE PARK PLANNED TO ACCOMODATE 200,000 TO 2,000,000+ SF



NEWMARK
ZIMMER

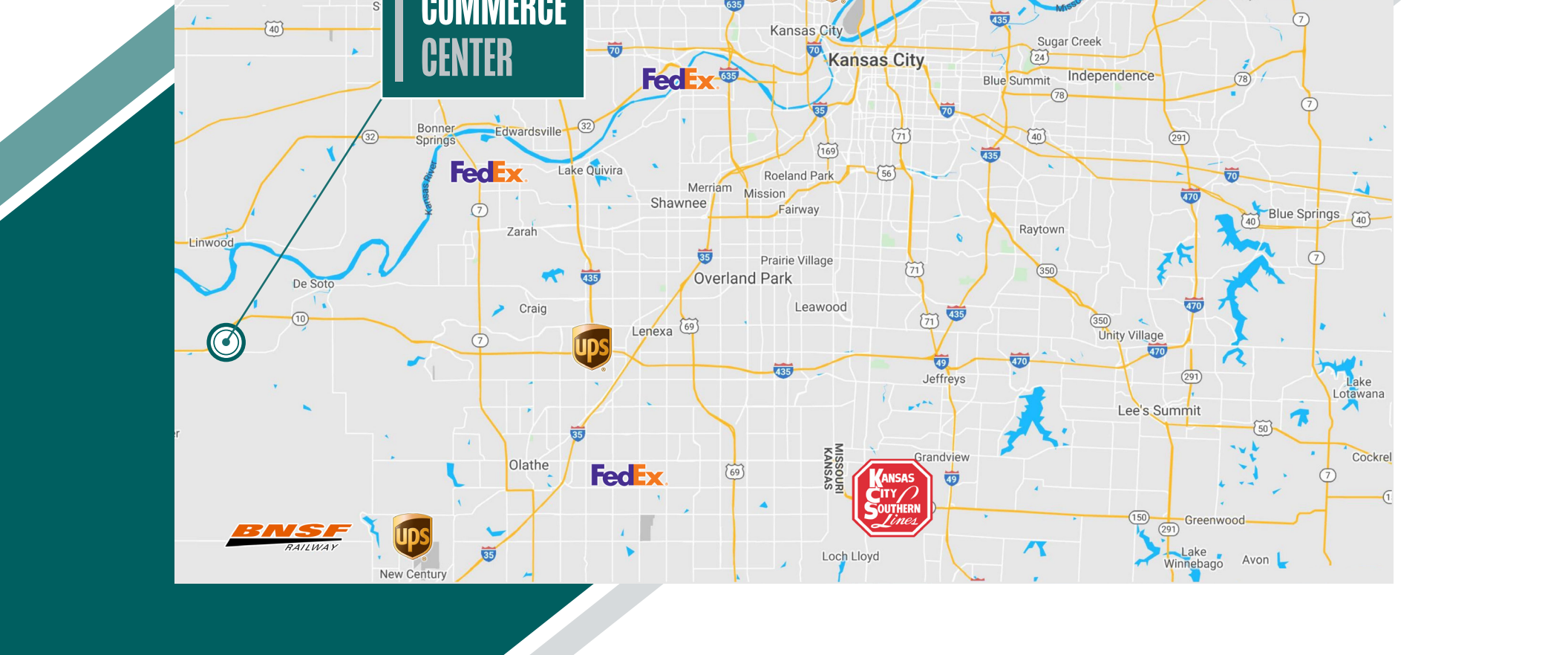
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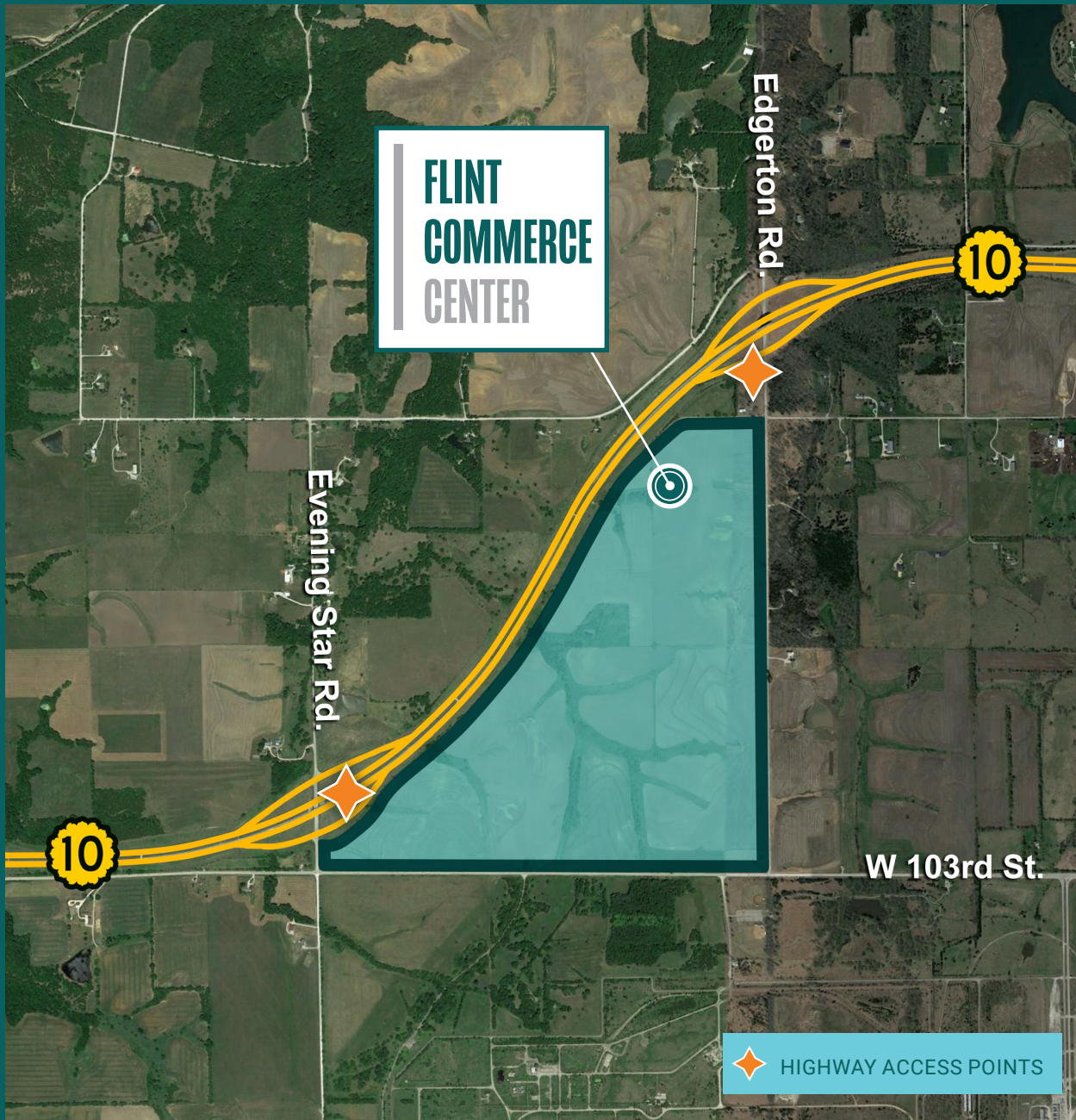
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A map of the Kansas City, Missouri area. Major highways like I-29, I-435, I-35, and US-169 are shown. Landmarks include the Kansas City International Airport, weathered lake, and various cities like Ferrellview, Winner, Chandler, Stockdale, Mosby, Excelsior Springs, Liberty, Glenaire, Pleasant Valley, Claycomo, Gladstone, Northmoor, Riverside, Parkville, Platte Woods, Missouri City, Excelsior Springs Junction, Atherton, River Bend, Birmingham, Randolph, and North Kansas City. Logos for GM, Ford, UPS, FedEx, and Norfolk Southern are overlaid on the map. The map is framed by a dark teal border with white diagonal stripes.



SITE



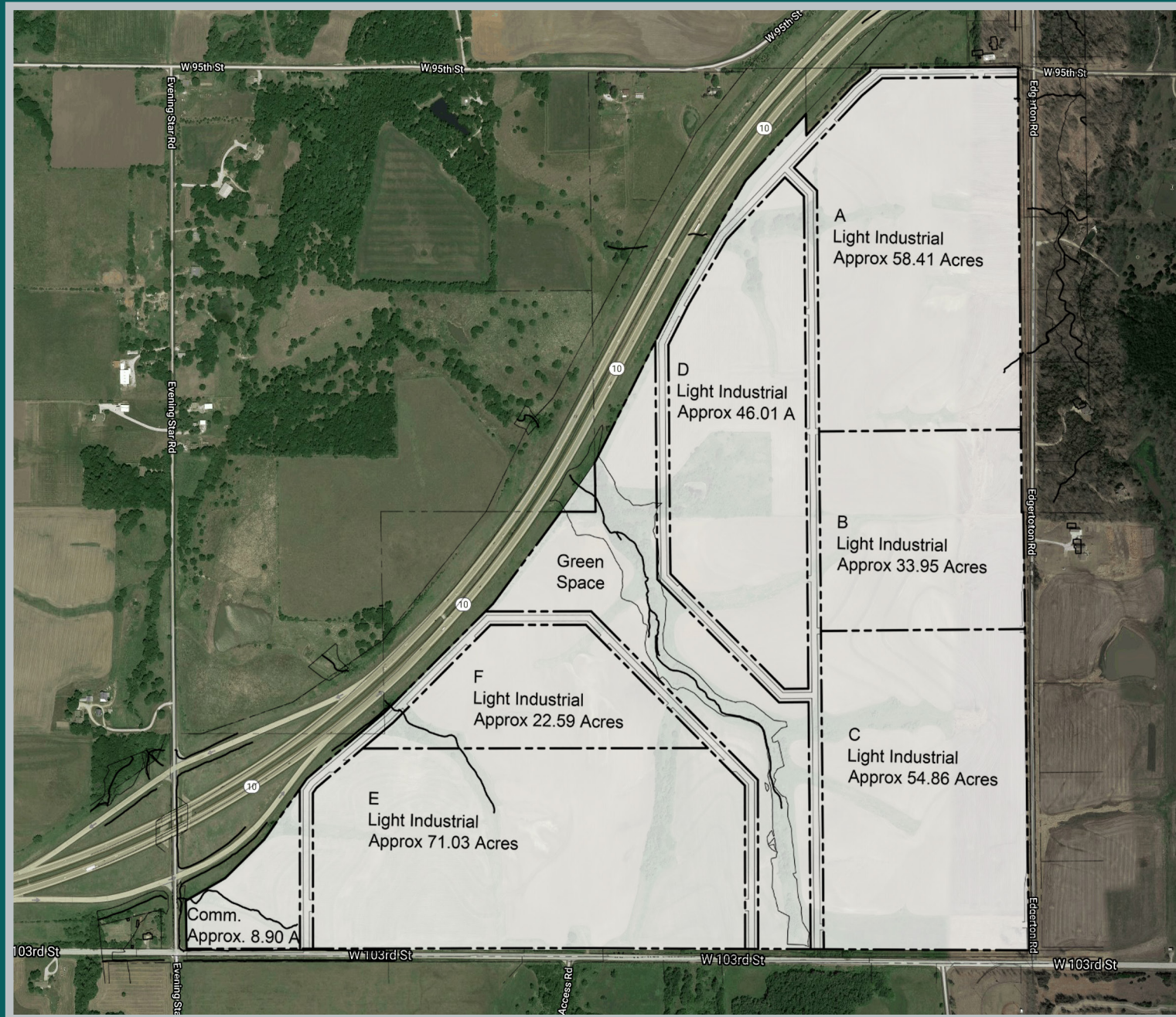
SITES AVAILABLE

- For sale or built to suit
- Opportunity for mega-site
- Large users with heavy transportation or utility needs
- Business friendly

Q2 2022 GROUNDBREAKING TO INCLUDE:

- Highway Access via Edgerton Road & Evening Star Road
- Street/Transportation: new 3 lane Edgerton Road & 103rd Street with 6 access points
- Gas to site
- Water to site
- Sewer to site
- Fiber to be provided to site
- Storm water: regional detention plan to maximize building size
- Wetlands: Mitigation to be complete
- Zoning/Use: Industrial
- Fixed pilot: \$0.34/SF

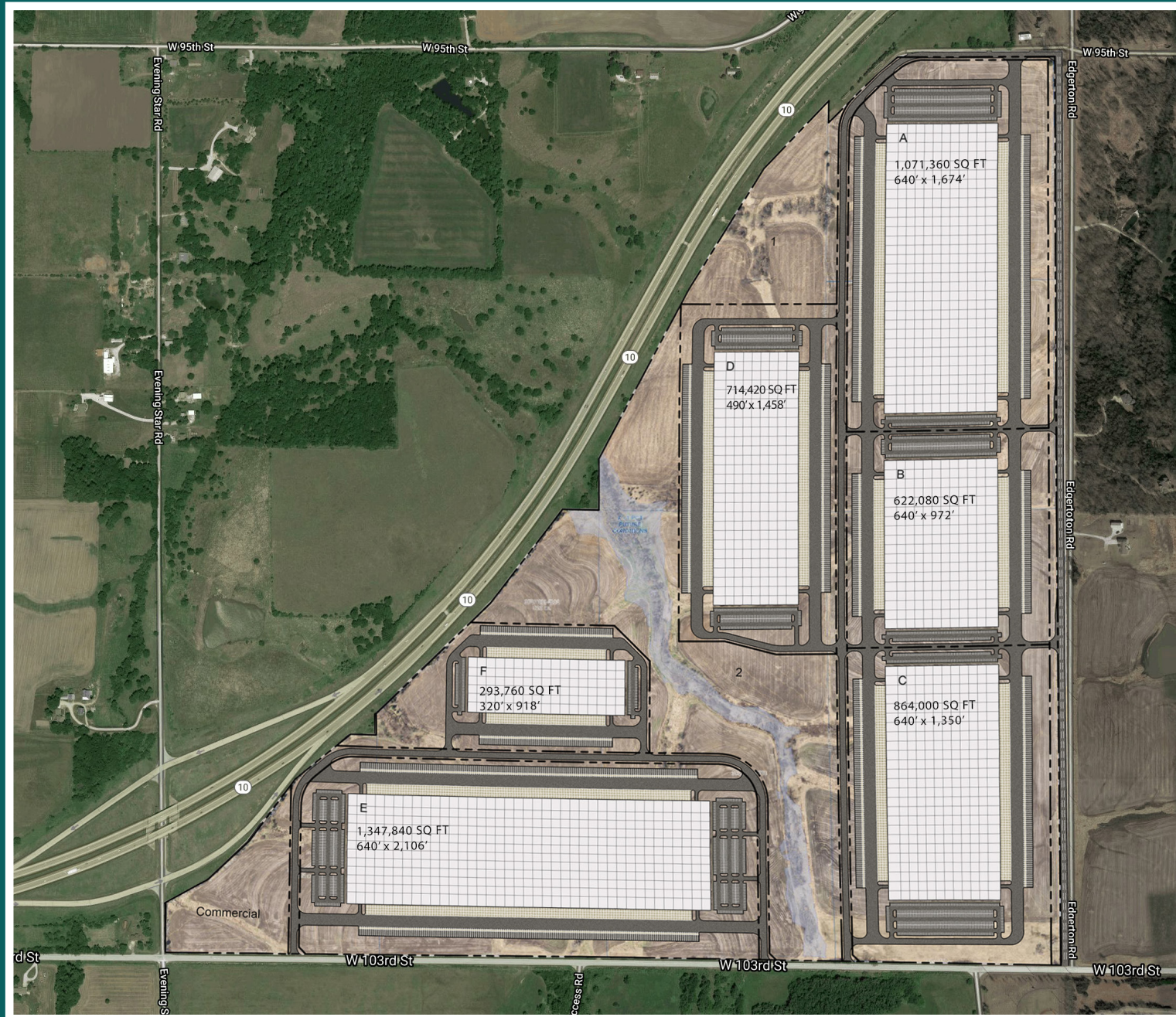
CONCEPTUAL SITE PLAN



CONCEPTUAL BUILDING PLAN



CONCEPTUAL BUILDING PLAN – ALTERNATE



TRANSPORTATION INFRASTRUCTURE



Largest rail center in US by tonnage

4 intermodal centers

5 class 1 rail lines

Located at the intersection of four major U.S. highways

85% of US Population can be reached in 1-2 day truck drive

30% more interstate miles per capita than any other city in the nation

KANSAS CITY: INDUSTRIAL STRENGTH

45 million square feet of industrial space developed since 2012

FOREIGN TRADE ZONE (FTZ): more space than any other US city

#2 Auto hub for manufacturing and assembly in USA according to Brookings Institution

Workforce 150,000+ manufacturing and logistics employees in Kansas City

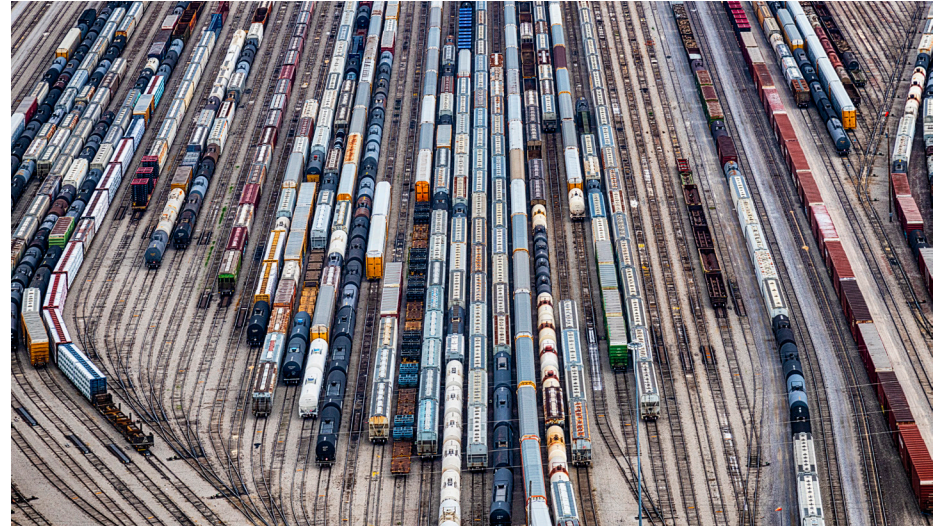
New world class airport coming in 2023

2.5 million metro population

300 million sf industrial market

16th largest industrial market in the US

Top 10 industrial market for net absorption in the US



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