

# RIVERSIDE LOGISTICS CENTRE II

RIVERSIDE, MISSOURI - KANSAS CITY MSA



**328,320  
SQUARE FOOT**

DISTRIBUTION FACILITY

**100% OCCUPIED  
CLASS-A+ PRODUCT**

DELIVERED IN 2023

**VERSATILE ASSET**

CROSS-DOCKED WITH A  
SEPARATE TRAILER YARD &  
SECURED OUTDOOR STORAGE

**STRONG  
RENT ROLL**

WITH INVESTMENT  
GRADE EXPOSURE

**PROXIMITY TO**

INTERSTATE 635



## THE OFFERING

Jones Lang LaSalle (“JLL”), as exclusive advisor to ownership, has been retained to market for sale the fee-simple interest in Riverside Logistics Centre II (the “Property”, the “Offering”, or “RLC II”), a 328,320 square-foot, Class-A+ development located in the heart of the 95% occupied Kansas City industrial market, North America’s third most prolific MSA in terms of year-to-date net absorption. The Offering allows immediate access to nearby Interstates 635, 70, and 29, and is 100% leased to three high-quality tenants on NNN leases, including investment grade exposure from Bunzl (LSE: BNZL, S&P: BBB+). With just under 4.5 years of WALT remaining across the rent roll, investors are offered the opportunity to acquire best-in-class product highlighted by stable, growing cash flows in one of the country’s best performing industrial markets.

Positioned less than five minutes from I-635, this site presents users with highway connectivity to and from Kansas City’s intermodal transportation infrastructure. The Charles B. Wheeler Downtown Airport, BNSF’s Murray and Argentine Yards, as well as UPN’s State Line Yard are all located within 10-miles of the Property, while the Kansas City International Airport is set less than 15-miles away. The logistical advantages of the Northland submarket have made it a preferred destination for blue-chip users to invest in. The area immediately surrounding RLC II includes suites occupied by Amazon, Grainger, Red Bull, Frito-Lay, and ARCO Construction. Riverside Logistics Centre II represents a crown-jewel development within an institutionally owned and occupied micro-market, allowing investors confidence in future rent growth and an ability to grow property values long-term.

**328,320**  
SQUARE FEET

**100%**  
OCCUPANCY

**7,761 (2.4%)**  
OFFICE  
SQUARE FOOTAGE

**20.1**  
TOTAL  
ACRES

**36**  
EXISTING  
DOCK DOORS

**4**  
DRIVE-IN  
DOORS

**206**  
AUTO  
PARKING STALLS

**88**  
TRAILER  
PARKING STALLS

**4.4 Years**  
WALT

# LOCATION OVERVIEW

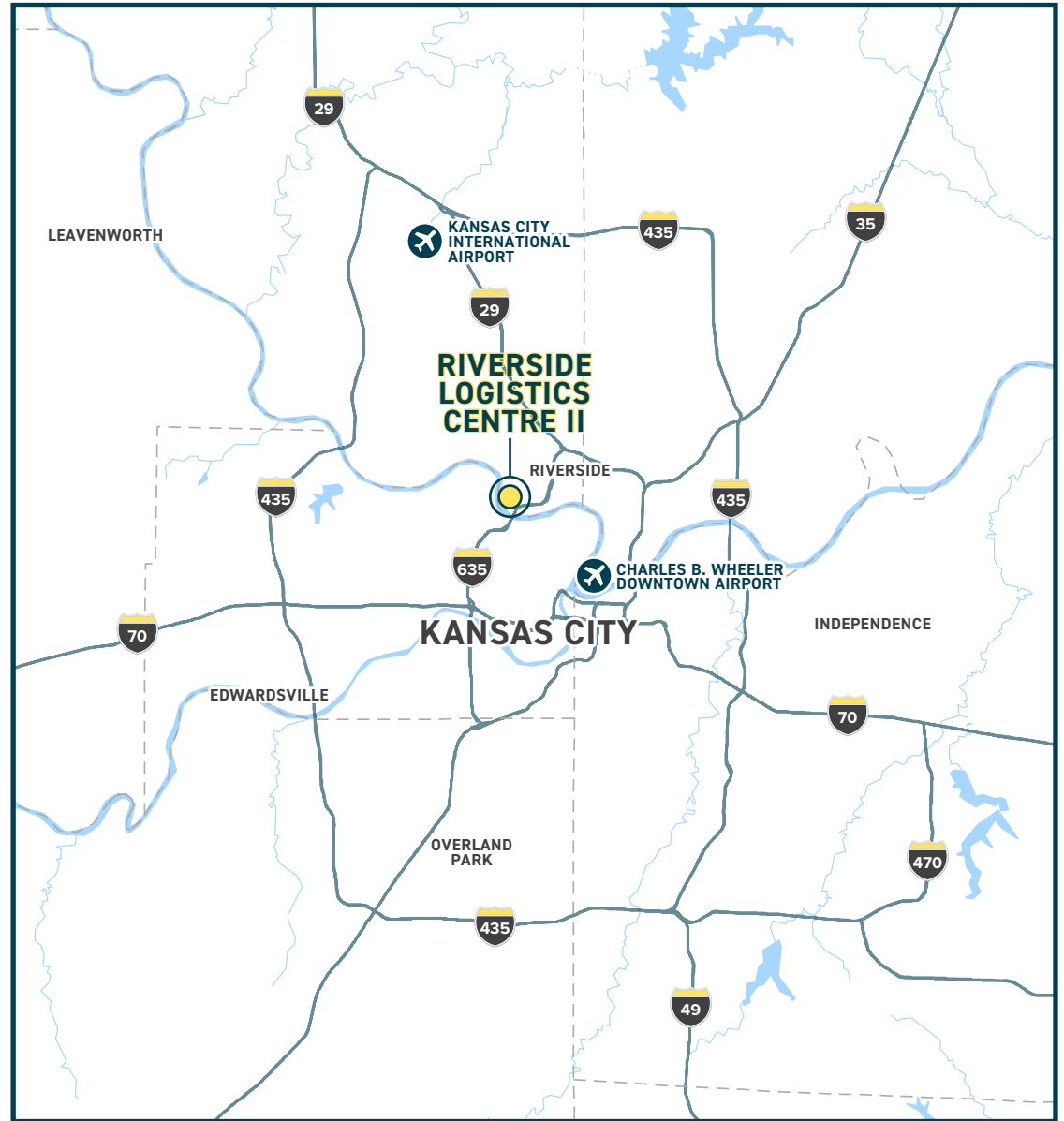
Riverside Logistics Centre II sits just off of Interstate 635 (Harry Darby Memorial Highway) providing immediate access to downtown Kansas City as well as the surrounding suburbs and other Midwest metros. Located along the Missouri / Kansas border, just outside of downtown Kansas City, tenants within Riverside Logistics Centre II have ideal intermodal capabilities with four interstates, two airports, and five major rail yards located within 15 miles of the Property.

## DRIVE TIME ANALYSIS

	DISTANCE	TIME
<b>I-635</b>	1.4 Miles	4 Minutes
<b>I-29</b>	4.1 Miles	8 Minutes
<b>I-70</b>	6.4 Miles	9 Minutes
<b>I-35</b>	7.2 Miles	10 Minutes
<b>CHARLES B. WHEELER DOWNTOWN AIRPORT</b>	8.9 Miles	12 Minutes
<b>KANSAS CITY INTERNATIONAL AIRPORT</b>	13.7 Miles	16 Minutes

## DEMOGRAPHIC OVERVIEW

	5 MILES	10 MILES	25 MILES
<b>POPULATION</b>	148,555	544,778	1,876,726
<b>WORKFORCE</b>	116,485	439,052	1,505,507
<b>BLUE COLLAR %</b>	29.8%	24.0%	19.0%







# VERSATILE CLASS-A+ PRODUCT WITH MODERN SPECIFICATIONS

- Although it is often the most desirable layout among logistics-focused users, cross-dock facilities in excess of 300k square feet are less common to see within multi-tenant offerings. This configuration has allowed current ownership to curate a roster of best-in-class tenants and will allow future investors to maintain a strong rent roll with top-of-market rental rates.
- The Property includes additional usable land, creating value by providing tenants with supplemental functional outdoor storage space including:
  - Two paved, fenced-in outdoor storage yards utilized by Wesco-Anixter
  - A striped parking yard for Bunzl's and ProPak Logistics' trailers
- RLC II was designed with ample loading, parking, outdoor storage, and 36' clear heights in order to be a destination for a wide range of tenants and is suitable for users looking for modernized warehousing, distribution, and/or light manufacturing space.





## STRONG LOCATION ATTRACTING HIGH-QUALITY NNN TENANCY

- The Property is set in a centralized Midwest location with access throughout the Kansas City MSA and beyond, leading to commitments from globally-recognized tenants focused on the efficient delivery of goods to end-users.
- Kansas City's industrial fundamentals have been notably strong in recent memory, the market has seen 6.1 million square feet of positive net absorption thus far in 2025, ranking third of all North American markets year-to-date and trailing only the Dallas-Fort Worth and Columbus MSAs.
- Overall market occupancy is approaching 95% and rents have grown by more than 25% since the start of 2020.
- The Kansas City market has become a hotbed for industrial investors and is poised for sustained growth due to its centralized location and increased development activity. Recent investors include groups such as Amazon, who has spent +/- \$160M on the development of a new 630k square foot distribution center near the KC International Airport (the project is currently under construction and will be Amazon's 13th operational facility in the MSA upon completion) and Vertical Cold Storage, who recently opened a newly delivered 311k square foot facility in January.

## IDEAL SUBMARKET FOR LOGISTICS FOCUSED USERS

- RLC II is set in Kansas City's Northland industrial submarket, an area known for its intermodal capabilities. This has led to the Property being 100% leased by three global distribution users including Bunzl, one of the world's largest logistics brands.
- From 2020 through 2024, the Northland industrial submarket experienced:
  - 9.2% average annual rent growth with year-over-year growth never dipping below 4.2% in that span
  - More than 11.5 MSF of new product delivered and more than 10.9 MSF of positive net absorption
  - 96% average occupancy and zero quarters of sub-94.5% occupancy

NOTABLE TENANCY	PROPERTY NUMBER
AMAZON	1
BUNZL (PROCESSOR DIVISION)	2
PREMIUM WATERS INC.	3
ARCO NATIONAL CONSTRUCTION	4
MARTINREA INTERNATIONAL	5
ADIENT (OWNER-USER)	6
MANNA PRO CORPORATION	7
RED BULL	9
NECCO COFFEE	9
SEATTLE FISH COMPANY	10
FRITO-LAY	11
GREEN BAY PACKAGING (OWNER-USER)	12
STONEX GROUP INC.	12
INTERCONTINENTAL ENGINEERING-MANUFACTURING CORP (OWNER-USER)	13
GRAINGER	14
GALLAGHER GROUP	16
VISTAR	17
MARLEN INTERNATIONAL	18
U.S. FARATHANE	19
BIMBO BAKERIES	19
COGENT COMPANIES	20
VICTAULIC	20, 22
PROGRESS RAIL, A CATEPILLAR COMPANY	20
AGILITI HEALTH	21
8G SOLUTIONS	22
HELLO FRESH	23
HYALOGIC	24
WEST SHORE HOME	25
APPLIED INDUSTRIAL TECHNOLOGIES	30

INSTITUTIONAL OWNERSHIP	PROPERTY NUMBER
AFFINIUS CAPITAL	1
BLOCK REAL ESTATE SERVICES	2, 5, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33
BGO JV NORTHPOINT DEVELOPMENT	3, 7, 14, 15, 17, 18, 19, 20, 21, 22
ATCAP PARTNERS	8
MOIR PARK CAPITAL	11







## PILOT PROGRAM PROVIDING VISIBILITY AND CERTAINTY OF NEAR-TERM TAX LOAD

- Current ownership has utilized close relationships with the local government to negotiate a favorable fixed PILOT program. Having an established tax schedule allows the Property and its users to avoid potentially high and often inconsistent valuations set by tax authorities.
- Through Tax Year 2028 (payable in 2029) the property taxes tied to Riverside Logistics Centre II are set at \$1.25 PSF. If the actual tax bill for any given year within the PILOT period is lower than \$1.25 PSF, Landlord pays the difference to the City of Riverside, if taxes end up being greater than \$1.25 PSF the full amount is paid and a check for the difference is given to Landlord from the City.

## PROVEN DEVELOPMENT TEAM SPECIFICALLY CHOSEN FOR THIS SITE

- A leader in the Kansas City commercial real estate space, the developers and current owners of RLC II have a track record for constructing some of the best facilities in the market. Having designed and built out over 30 MSF of industrial space in the Kansas City metro, tenants flock to lease spaces that have been delivered by Landlord due to their earned reputation of quality and functionality.
- Riverside Logistics Centre II was constructed on one of the last remaining sites in the Riverside-Horizons Business Park trade area, a notable distribution-focused pocket within the Kansas City market which demanded a quality project suited for top-tier logistics users. After a competitive RFP process, Landlord was awarded the chance to develop the site by the City of Riverside due to their vast experience in the market including the development of RLC I and reputation for timely deliveries of top-tier assets.

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#### About JLL

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