



# PLATTE INTERNATIONAL COMMERCE CENTER

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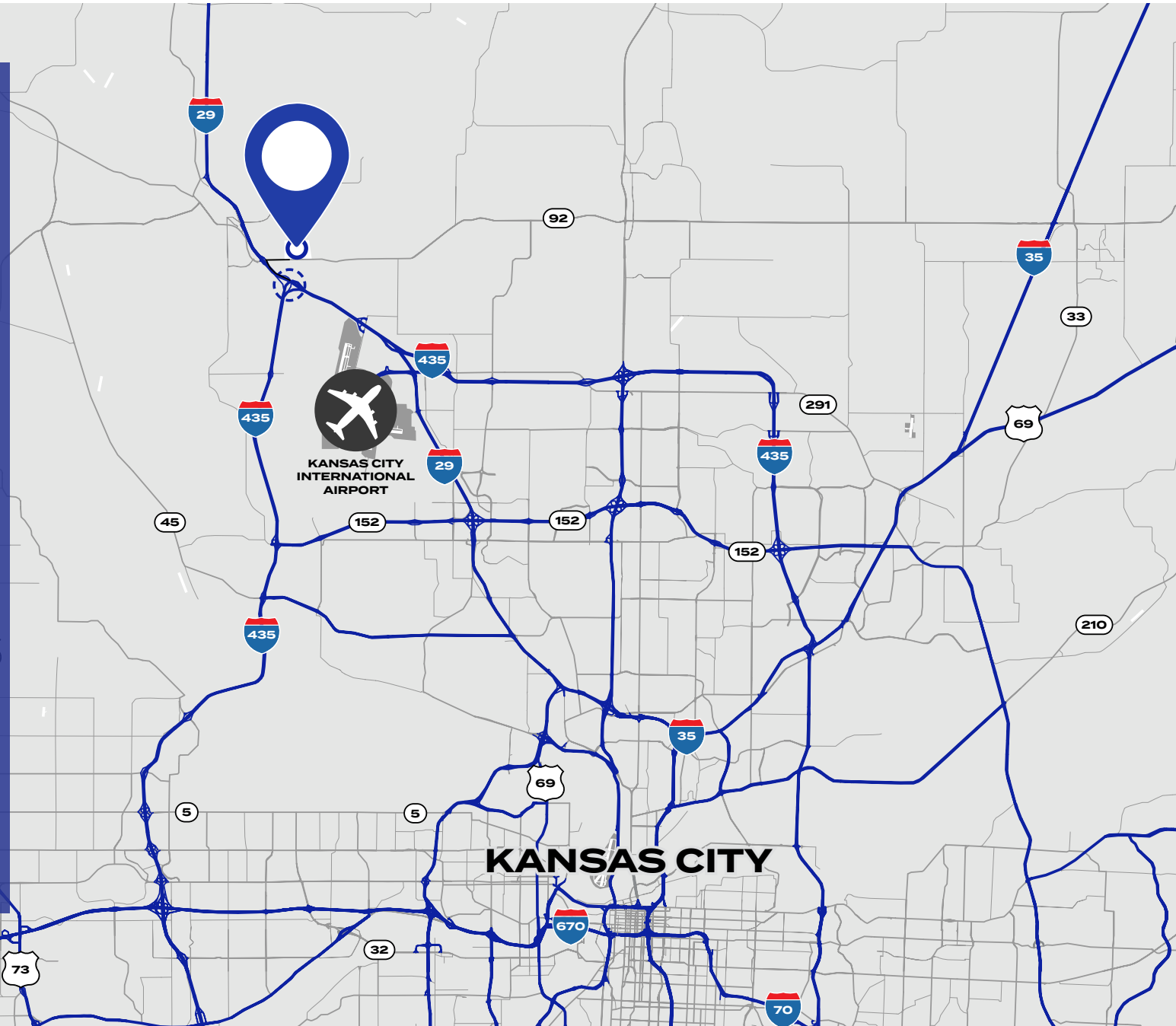
[Click here to play video](#)

Three building  $\pm 2.36$  MM SF master planned Class A distribution center located at Missouri Highway 92 and Interstate 29 in Platte City, MO.

# PLATTE INTERNATIONAL COMMERCE CENTER

Building B - 748,833 SF - Delivering May 2024

- Ability to accommodate tenants from 250,000 up to 748,833 SF
- 16 year fixed tax pilot
- Immediate access to I-29 & I-435
- Local Platte City amenities to attract and retain workforce
- Ability to draw from quality Northland labor pool
- 1 mile from new KCI airport terminal





# PLATTE INTERNATIONAL COMMERCE CENTER



## PLATTE INTERNATIONAL COMMERCE CENTER

Platte International Commerce Center is located within one mile of Kansas City International Airport, and the newly opened, \$1.5 billion renovation. With the new state-of-the-art single-terminal, KCI will be an efficient 39-gate airport with top of the line amenities.



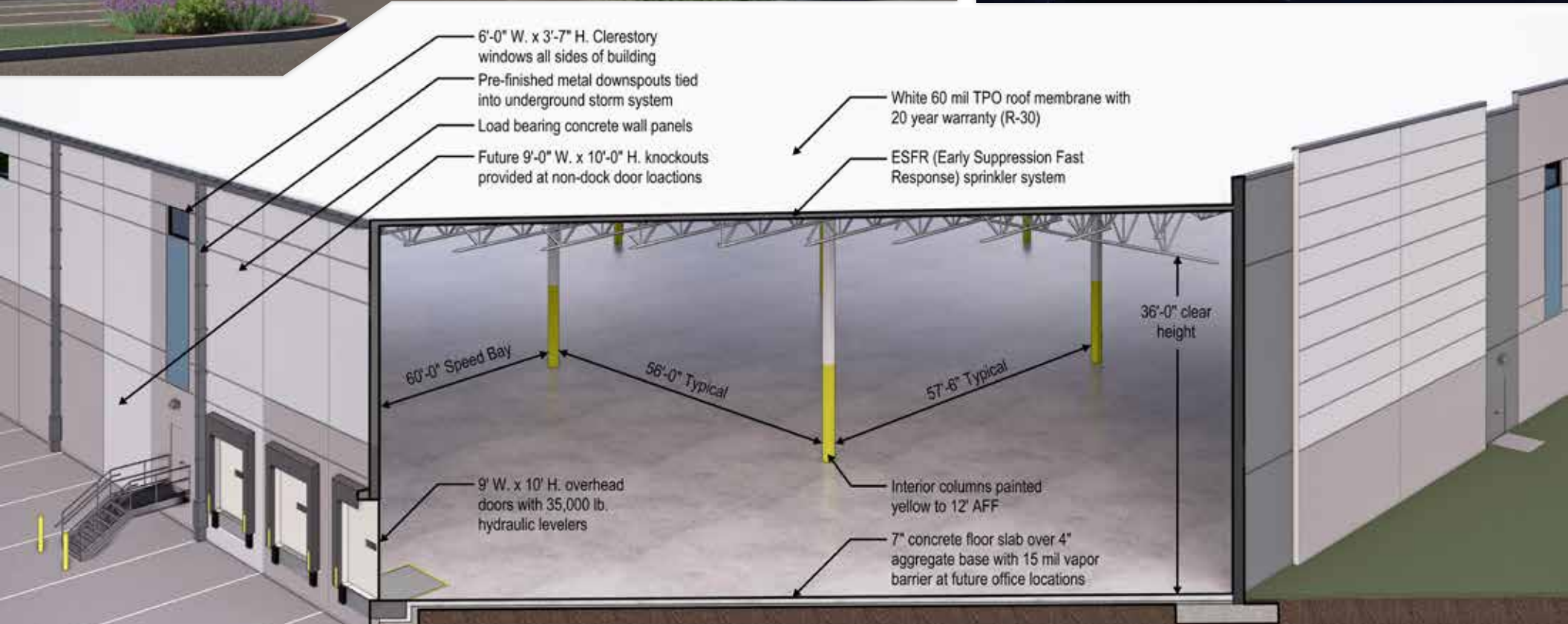
# Building B - 748,833 SF - Delivering May 2024

PLATTE  
INTERNATIONAL  
COMMERCE CENTER





# BUILDING B



## FLOOR PLAN - BUILDING B



**PLATTE**   
**INTERNATIONAL**  
 COMMERCE CENTER

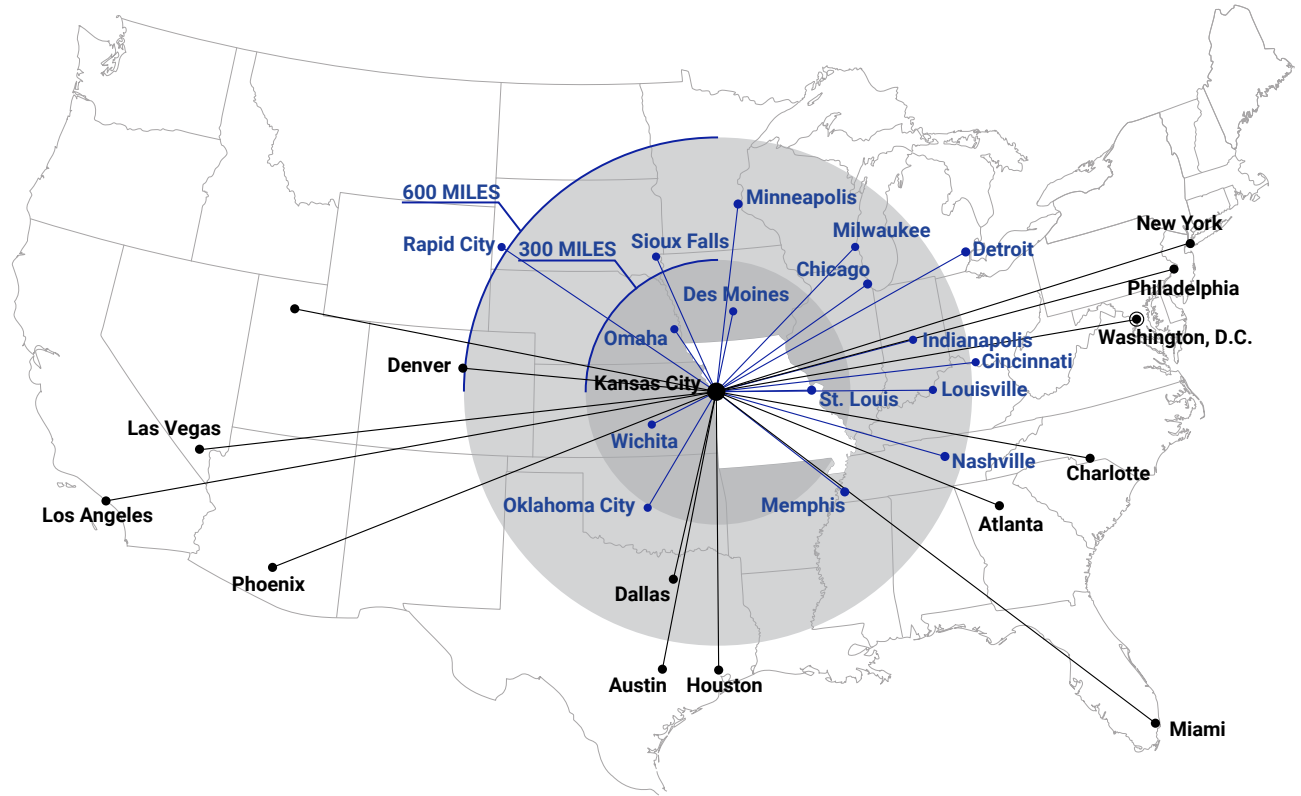
## BUILDING FEATURES

Total Size	748,833 SF
Building Acreage	±53 acres
Auto Parking	463 Stalls (62 Future)
Trailer Parking	97 Stalls (78 Future)
Typical Bay Size	32,480 SF
Building Depth	580'
Clear Height	36'
Dock Doors	74 expandable
Drive-in Doors	4
Power	3,000 amps
Office	BTS
Heating	Direct-Fired Gas Units
Roof	TPO
Bay Spacing	56' x 57.5'
Truck Court	135'
Fire Suppression	ESFR
Lease Rate	TBD
Taxes	16-year tax pilot
Delivery Date	May 2024

## WHY KANSAS CITY?

### The Global Intersection of Business and Community

Kansas City is a globally connected community and one of the nation's hotspots for supply chain and logistics distribution. An ideal location for ecommerce with the ability to reach 85% of the US in two days or less.



Major freight distribution markets within 12 hours:

Omaha, St. Louis, Oklahoma City, Dallas, Memphis, Nashville, Louisville, Indianapolis, Chicago, Milwaukee, Minneapolis, Denver

Headquarters for Fortune 500 companies & industries including financial services, data centers, agbioscience, ecommerce, logistics and advanced manufacturing are located in Kansas City.

A concentration of highly educated labor force of more than 1 million people live in Kansas City. 37% of the metro area population has a four-year degree, in comparison to 32% for the national average. This concentration of dynamic workers means Kansas City offers an exceptional labor pool and is an indicator of the high quality of life enjoyed by its residents.



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