

HEARTLAND LOGISTICS PARK | BUILDING III

148,474± SF AVAILABLE

24550 W 43rd Street
Shawnee, Kansas 66226

FOR LEASE

148,474± SF AVAILABLE

10-YEAR TAX ABATEMENT

FIXED PILOT AT \$0.37/SF



FOR MORE
INFORMATION
CONTACT

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SITE PLAN

24550 W 43rd Street
Shawnee, Kansas 66226



SITE ADVANTAGES

Heartland Logistics Park offers businesses a strategic location capable of reaching 282 million consumers within two-day shipping. The park is less than a half-mile from K-7, which provides access to Interstate 70, Interstate 435, and Interstate 35 within minutes.

Situated directly across K-7 from an Amazon last-mile fulfillment center and two major FedEx Ground Freight hubs, the park allows tenants to have first-stop, last-stop capabilities.

Heartland Logistics Park tenants can take advantage of a 10-year tax abatement – fixed PILOT at \$0.37/SF.

HLP | BUILDING II

574,732 SF | 100% Leased

HLP | BUILDING III

148,474 SF | AVAILABLE
854,320 SF TOTAL

HLP | BUILDING IV

187,200 SF | Planned



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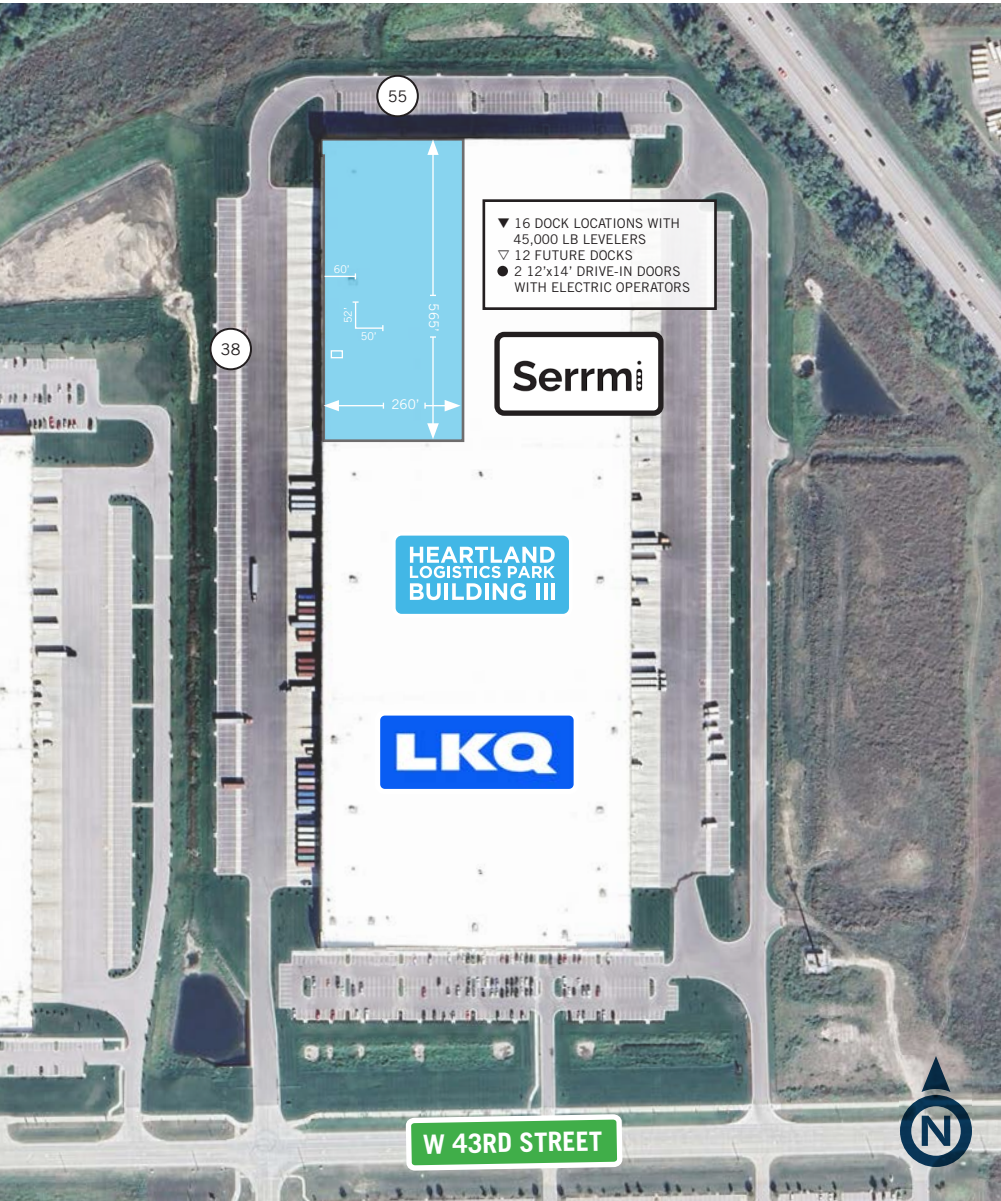


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BUILDING SPECS

24550 W 43rd Street
Shawnee, Kansas 66226



BUILDING TYPE Concrete tilt panels with structural steel frame
1" insulated Low-E glass

BUILDING SIZE 854,320 SF total, approximately 148,474 SF available

OFFICE BTS

BUILDING SPACE DIMENSIONS 260' deep x 565' wide

BUILDING CONFIGURATION Cross-dock

COLUMN SPACING 50' deep x 52' wide typical, staging bays are 60' deep

CLEAR HEIGHT 36' minimum

ROOF 60 Mil TPO single-ply white membrane, mechanically fastened

BUILDING FLOOR SLAB 7" thick, 4,000 psi concrete typical floor flatness of FF 50 minimum
Floor levelness of FL 35 minimum

FLOOR SEALER Ashford

DRIVE-IN DOORS Two (2) 12' x 14' drive-in doors

DOCK DOORS & EQUIPMENT Sixteen (16) 9' x 10' dock-high doors expandable to 28' - Z guards, set of dock bumpers, 45,000 lb. mechanical dock levelers, 10" dock seals

WAREHOUSE LIGHTING LED fixtures with 30 Footcandles

FIRE PROTECTION SYSTEM Viking ESFR quick response pendent heads

TRUCK COURTS 190' deep

TRAILER PARKING 38 total spaces

CAR PARKING 55 total spaces

ZONING PI, flexible zoning

INSURANCE \$0.10-\$0.12

CAM \$0.30-\$0.35

TAXES 10-year tax abatement (fixed PILOT at \$0.37/SF)



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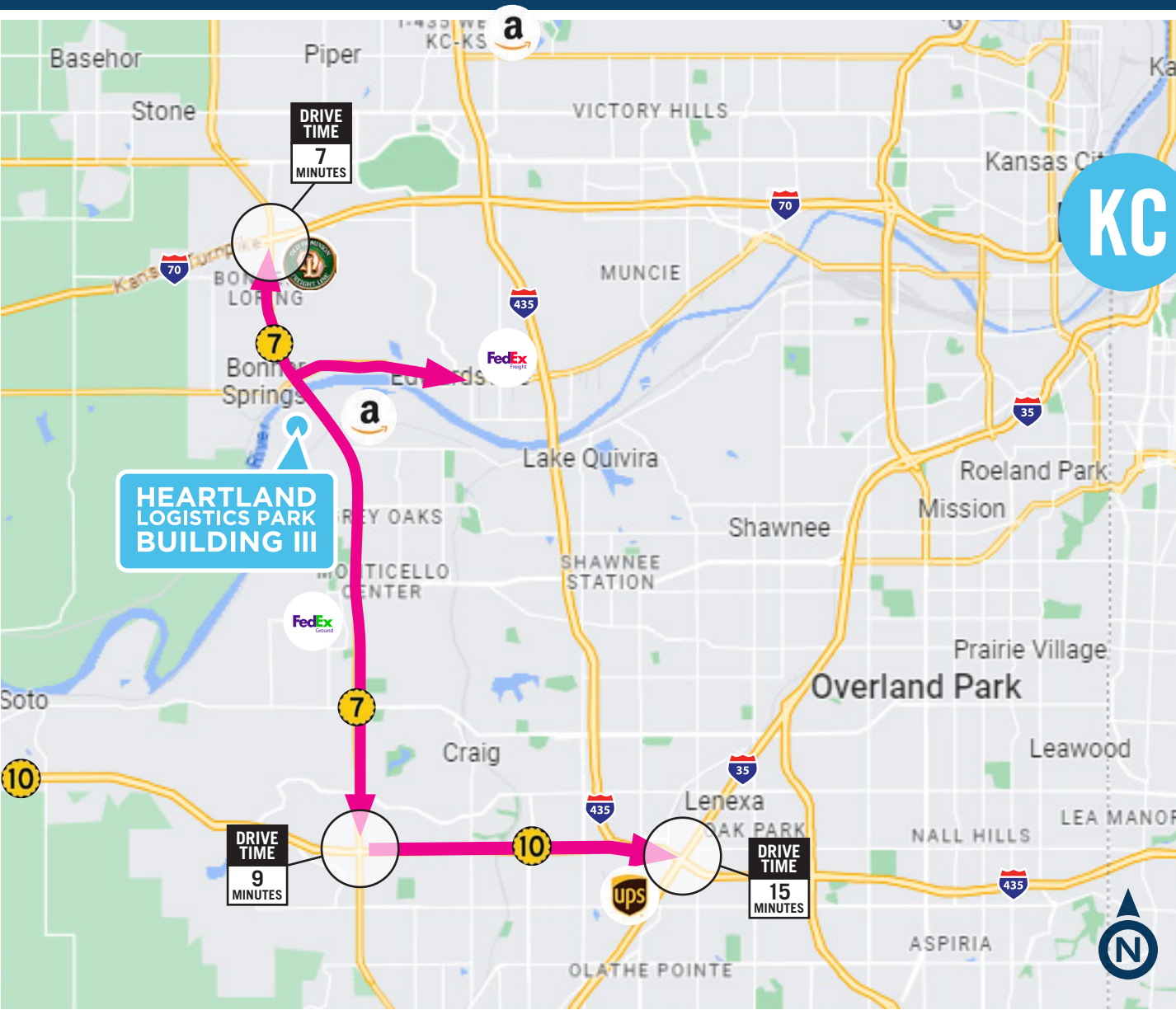


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LOCATION MAP

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AVERAGE DRIVE TIMES

1
MINUTE
TO KS HIGHWAY 7

7
MINUTES
TO INTERSTATE 70

8
MINUTES
TO INTERSTATE 435

9
MINUTES
TO KS HIGHWAY 10

20
MINUTES
TO DOWNTOWN KANSAS CITY

24
MINUTES
TO INTERSTATE 35

30
MINUTES
TO BNSF INTERMODAL

38
MINUTES
TO KANSAS CITY
INTERNATIONAL AIRPORT

LOCAL LABOR POOL (WITHIN 15-MINUTE DRIVE)

121K
TOTAL POPULATION

\$118K
MEDIAN HOUSEHOLD INCOME

87
WAREHOUSING/LOGISTICS
COMPANIES

136
MANUFACTURING COMPANIES

1.3K
WAREHOUSING/LOGISTICS
WORKERS

3.2K
MANUFACTURING WORKERS



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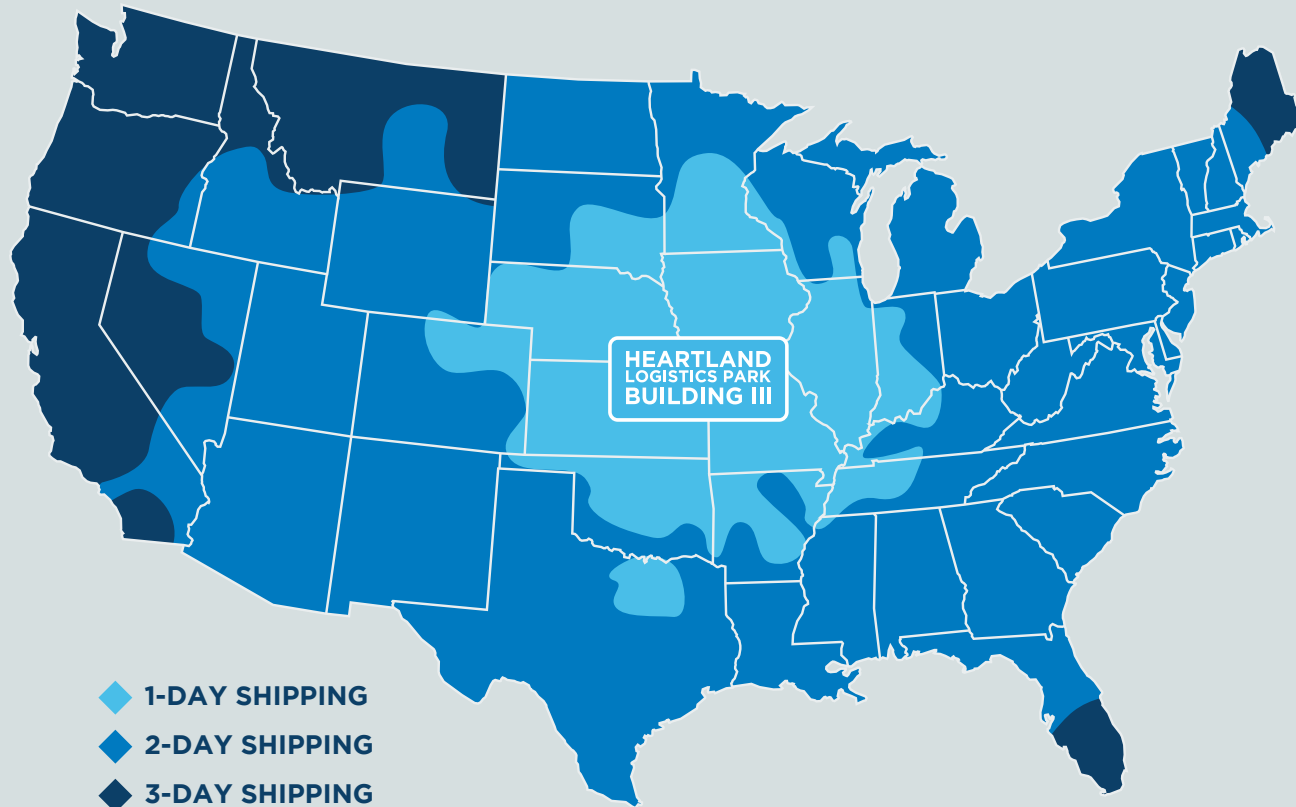
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HEARTLAND LOGISTICS PARK IS LOCATED IN THE EXACT
GEOGRAPHIC CENTER OF THE U.S. IN SHAWNEE, KS

LOCATION.
LOCATION.
LOCATION.

2-DAY
SHIPPING TO
90%
OF THE U.S.



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