



EASTGATE

COMMERCE CENTER

BUILDING A3
±284,000 SF AVAILABLE

LITTLE BLUE PKWY & RD MIZE RD / INDEPENDENCE, MO / NEW CONSTRUCTION

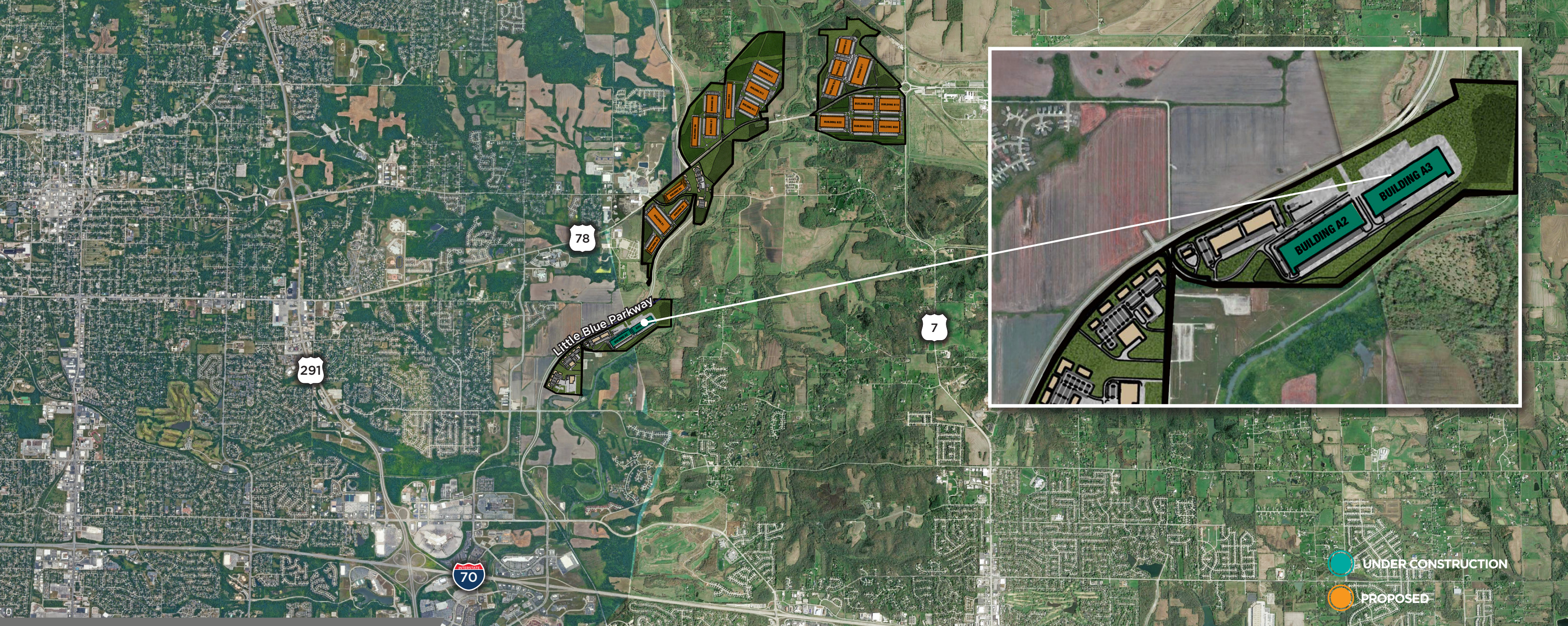


NOT ACTUAL BUILDING

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INSTANT CONNECTIVITY TO KC METRO



STRATEGICALLY LOCATED
with unparalleled and immediate access to Interstate 70



TAX ABATEMENT IN PLACE FOR 20 YEARS—\$.19 psf for years 1-12 with fixed abatement for years 13-20



OVER 1,000 ACRES WITH 10 MILLION SQUARE FEET of projected Class A industrial product



ACCESS TO LARGE LABOR POOL capable of supporting distribution operation



HIGHLY EXPERIENCED landlord and developer with extensive in-house resources

- **BUILDING A2**
±284,000 SF Available (Divisible)
Delivery Oct 2023
- **BUILDING A3**
±284,000 SF Available (Divisible)
Delivery Oct 2023

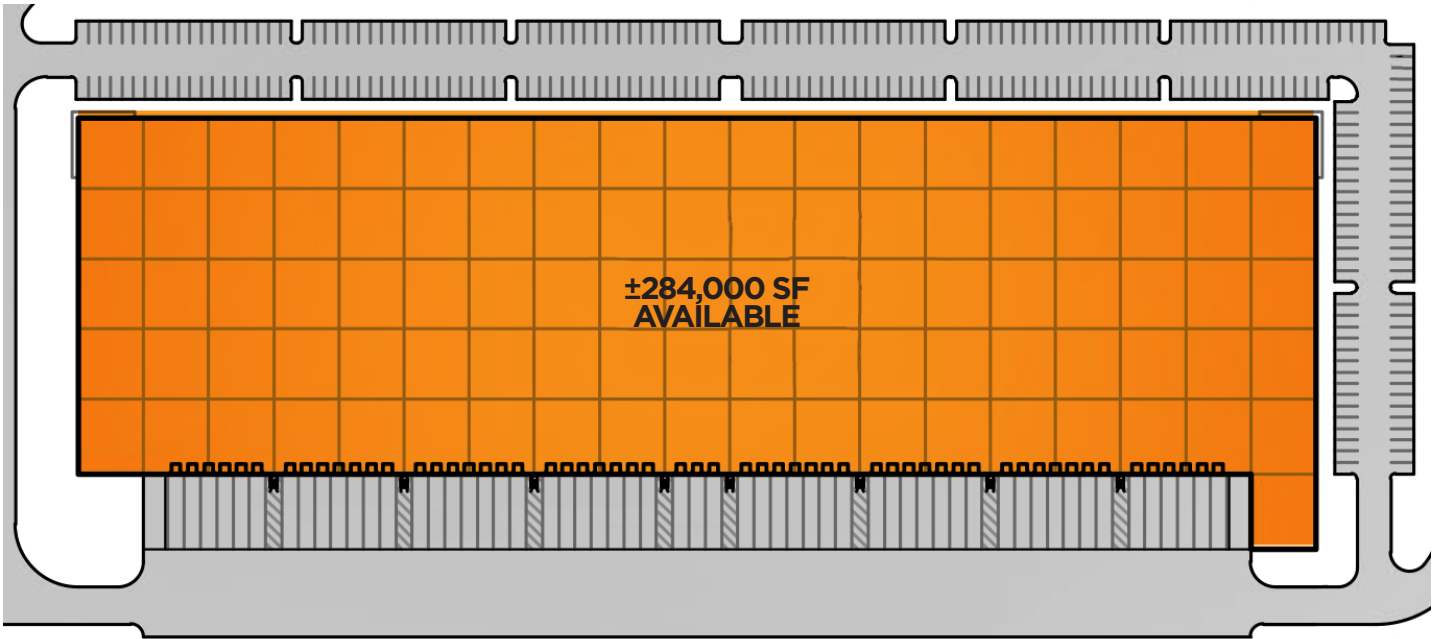


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±284,000 SQUARE FEET **±26** DOCK DOORS **±2** DRIVE INS **±284** CAR PARKING

| | | | |
|---------------------|--------------------|-----------------|--|
| TAXES | \$0.19 PSF | DOCK DOORS | 26 (EXPANDABLE) |
| BUILDING SF | ±284,000 | DRIVE-IN DOORS | 2 |
| AVAILABLE SF | ±284,000 Divisible | AUTO PARKING | ±284 |
| BUILDING DIMENSIONS | 284' X 988' | FIRE PROTECTION | ESFR |
| COLUMN SPACING | 52' X 56' COLUMNS | LIGHTING | LED WITH MOTION SENSORS, 30 FC AVERAGE |
| CLEAR HEIGHT | 36' | CONSTRUCTION | TILT-UP CONCRETE |

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