



Building Type:	Warehouse & Distribution
Available SF:	459,680
Total SF:	459,680
Number of Stories:	1
Ceiling Peak:	36 Ft.
Expandable:	Yes
Zoning:	Other
Site Size:	32.59 Acres
Year Built:	11.1.2021
Can Subdivide:	Yes
Within City Limits:	Yes
Floor Type:	Concrete-Reinforced
Lease Rate:	\$4.25
Lease Terms:	Triple Net
Lease Rate Note:	NNN with a \$2.00/SF TI allowance
Last Updated:	Nov 6, 2024

Economic Development Contact

Tina Chace
Platte County EDC
11724 NW Plaza Circle, Suite 400
Kansas City, MO 64153
(816) 270-2119 | tchace@plattecountyedc.com


Realtor/Owner Contact

David Hinchman, SIOR
CBRE
(816) 968-5812 | david.hinchman@cbre.com

Property and Area Description


LogisticsCenter VIII (LC8) is located in the KCI BusinessCentre and is designed as a multi-tenant, Class A cross-dock warehouse / distribution center that incorporates sustainable design and construction.

Population

	216,227 10 Mile Radius	919,885 20 Mile Radius	1,779,525 30 Mile Radius
---	---------------------------	---------------------------	-----------------------------

Source: ESRI®, 2024

Households

	88,036 10 Mile Radius	375,402 20 Mile Radius	728,736 30 Mile Radius
---	--------------------------	---------------------------	---------------------------

Source: ESRI®, 2024

Transportation

Nearest Highway: MO 152 (3 mi.)
Nearest Interstate: I-29 (1.5 mi.)
Ingress/Egress Notes: Via NW Transcon Dr
Nearest Airport: Charles B. Wheeler Downtown Airport (MKC) (14.4 mi.)
Nearest Commercial Airport: Kansas City International Airport (MCI) (5 mi.)

Utilities

Natural Gas: Spire Energy
Water: City of Kansas City
Sewer: City of Kansas City

Property Images

