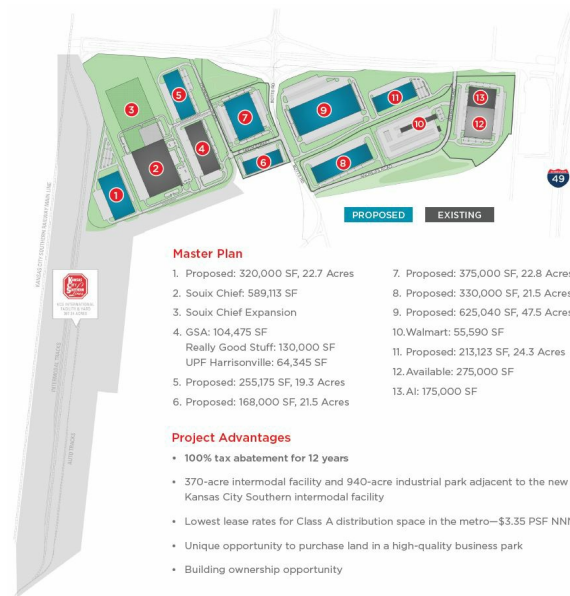


I49 Industrial Center

M-150 and Botts Road | Kansas City, MO | US | Jackson County

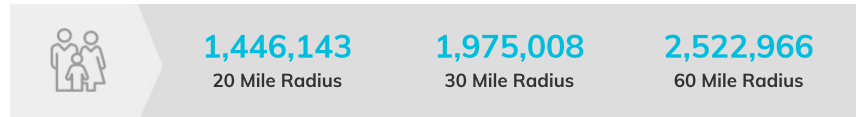
Available Acres: 310 | Lease Rate: \$3.35 | Lease Terms: Triple Net |



Property and Area Description

100% tax abatement for 12 years (2029) | 370-acre intermodal facility and 940-acre industrial park adjacent to the new KCS intermodal facility | 310 acres of the site are certified through the Missouri Certified Sites program | 179.6 acres currently available | Lowest lease rates for Class A distribution space in the metro | Unique opportunity to purchase land in a high-quality business park | Building ownership opportunities

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Zoning:	Industrial-Light
Topography:	Rolling (2% Grade)
Setting:	Industrial Park
Within City Limits:	Yes
Site Dimensions:	Irregular - See Map
Specialty Features:	Intermodal
Sale Price Note:	Negotiable
Lease Rate:	3.35
Lease Terms:	Triple Net
Last Updated:	Oct 29, 2020

Site Certification Information

Certified Site Status: Yes

Certified Site: [Missouri Certified Sites Program](#)

Economic Development Contact

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Realtor/Owner Contact

Joseph S. Accurso, SIOR

Cushman & Wakefield

(816) 412-0216 | joe.accurso@cushwake.com

Transportation

Nearest Highway: MO 150 (0.2 mi.)

Nearest Interstate: I-49 (1.2 mi.)

Ingress/Egress Notes: Via Botts Rd

Nearest Airport: Johnson County Executive (OJC) (12.5 mi.)

Nearest Commercial Airport: Kansas City International Airport (MCI) (39.5 mi.)

Rail Served: Yes

Rail Served By: Kansas City Southern Railway

Rail Infrastructure in Place: Possible

Utilities

Electric: Evergy

Natural Gas: Spire Energy

Water: City of Kansas City

Sewer: City of Kansas City

Property Images

