



EASTGATE

COMMERCE CENTER

BUILDING A2
±268,436 SF AVAILABLE

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

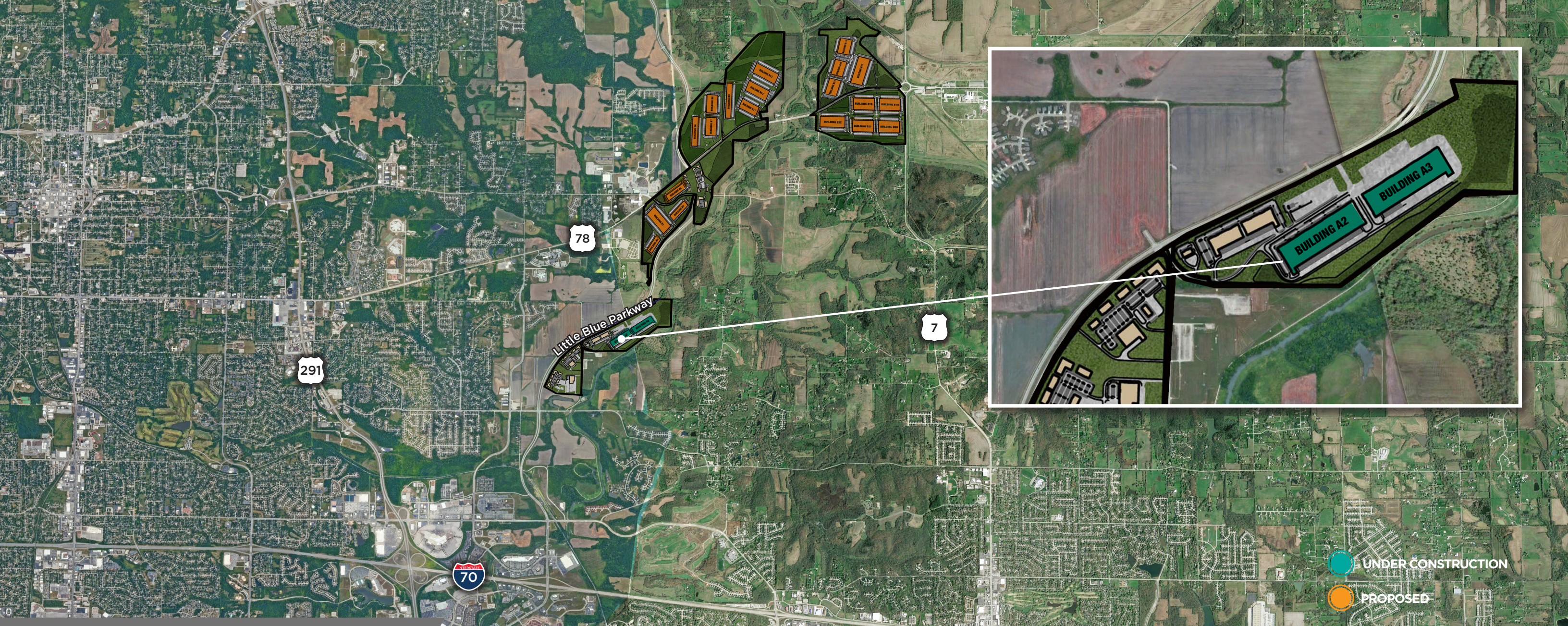


NOT ACTUAL BUILDING

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-  UNDER CONSTRUCTION
-  PROPOSED

INSTANT CONNECTIVITY TO KC METRO



STRATEGICALLY LOCATED
with unparalleled and immediate access to Interstate 70



TAX ABATEMENT IN PLACE FOR 20 YEARS—offering substantial tax saving



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**
±268,436 SF Available (Divisible)
Delivery Oct 2023
- **BUILDING A3**
±284,000 SF Available (Divisible)
Delivery Oct 2023

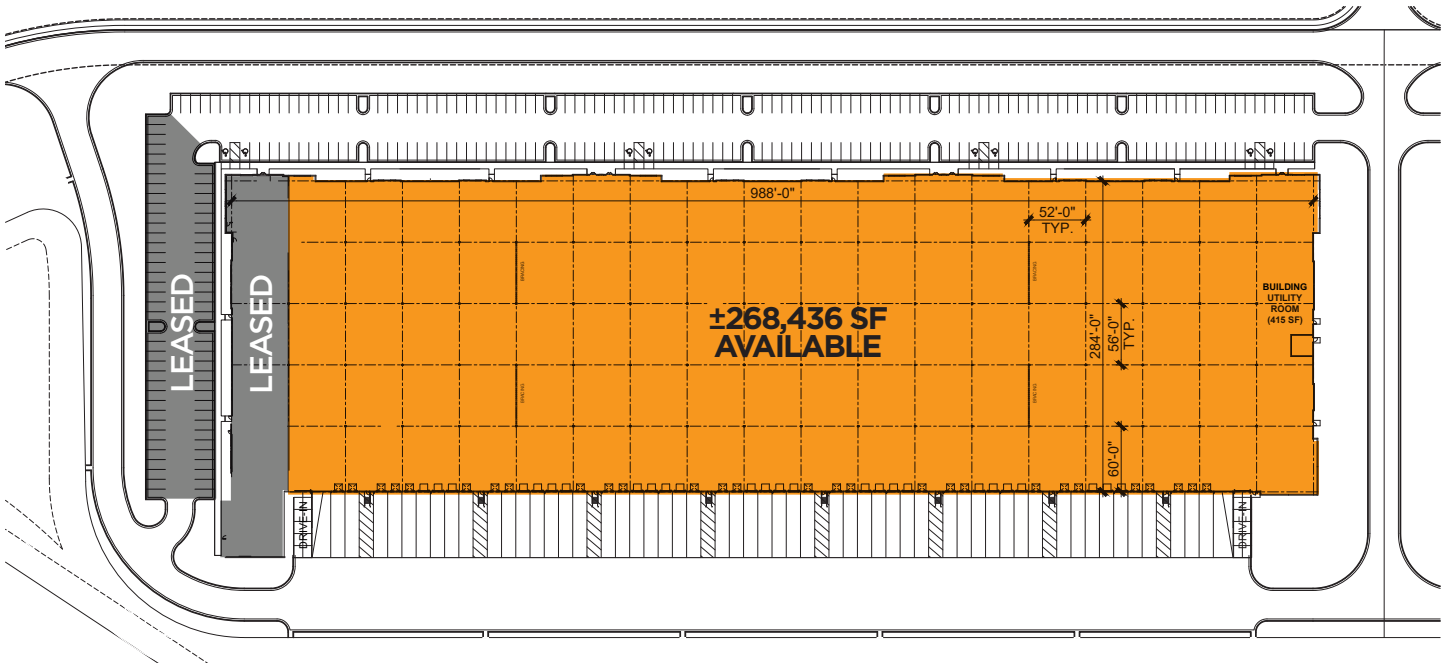


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BUILDING A2
±268,436 SF AVAILABLE

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



±268,436 SQUARE FEET **±26** DOCK DOORS **±2** DRIVE INS **±213** CAR PARKING

BUILDING SIZE	±287,207	DOCK DOORS	26 (EXPANDABLE)
AVAILABLE SF	±268,436 Divisible	DRIVE-IN DOORS	2
BUILDING DIMENSIONS	284' X 988'	AUTO PARKING	±213
COLUMN SPACING	52' X 56' COLUMNS	FIRE PROTECTION	ESFR
CLEAR HEIGHT	36'	LIGHTING	LED WITH MOTION SENSORS, 30 FC AVERAGE
		CONSTRUCTION	TILT-UP CONCRETE

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