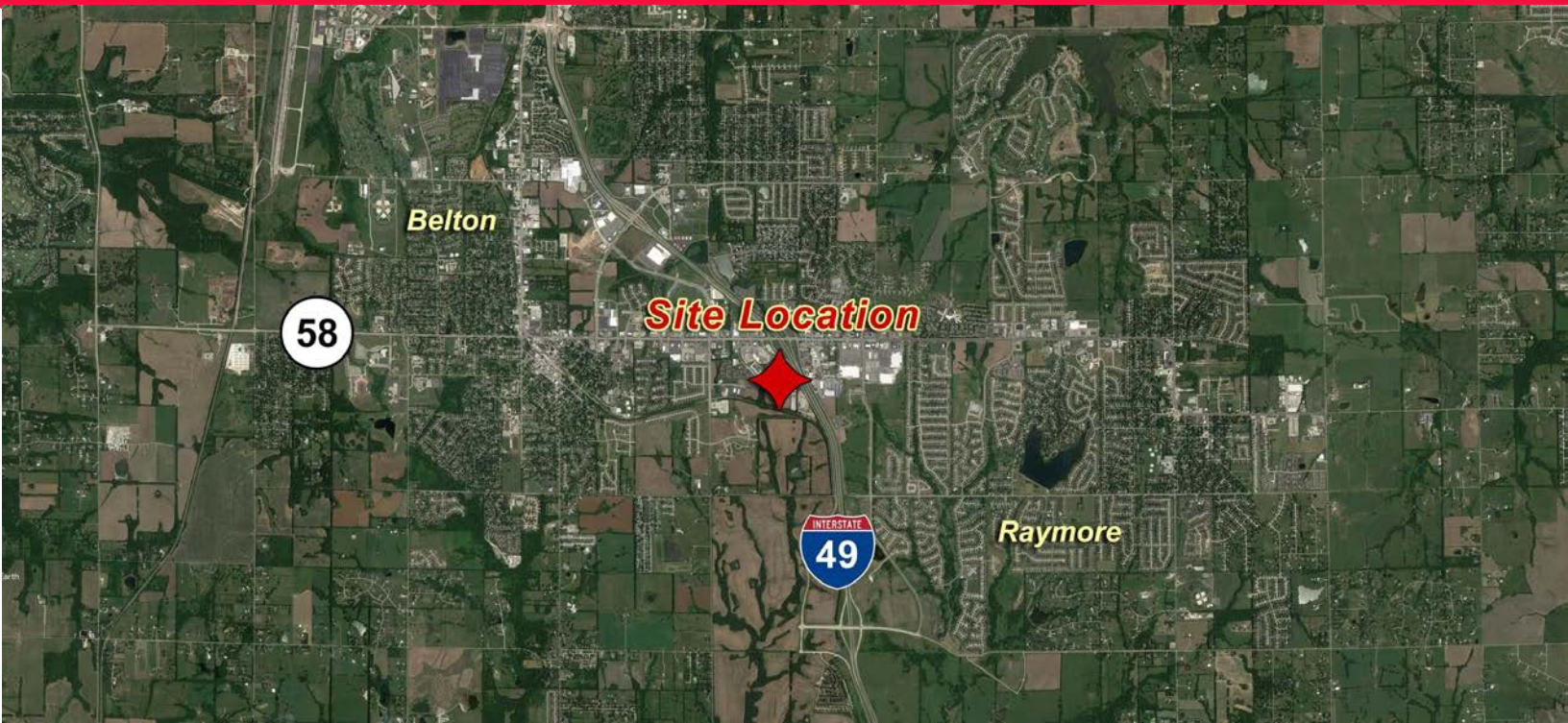


Land Available for Sale

Cunningham Industrial Parkway and 173rd Street, Belton, Missouri



Development Ready Site

As exclusive agents, we are pleased to offer the following property for sale:

- ♦ 19.32 (±) acre site
- ♦ Zoned I-1 light industry, office use permitted
- ♦ Utilities available
- ♦ Minutes from major retail along 58 Hwy
- ♦ Easy access to I-49 and 58 Hwy
- ♦ Located near CenterPoint KCS Intermodal Center, Richards Gebaur Commerce Park and NNSA facility
- ♦ Incentives available
- ♦ For sale at \$1,888,000 / \$2.50/sf

Mark Long, SIOR, CCIM, LEED AP 816.512.1011 mlong@ngzimmer.com

Chris Robertson, CCIM 816.512.1014 crobertson@ngzimmer.com

**Newmark Grubb
Zimmer**

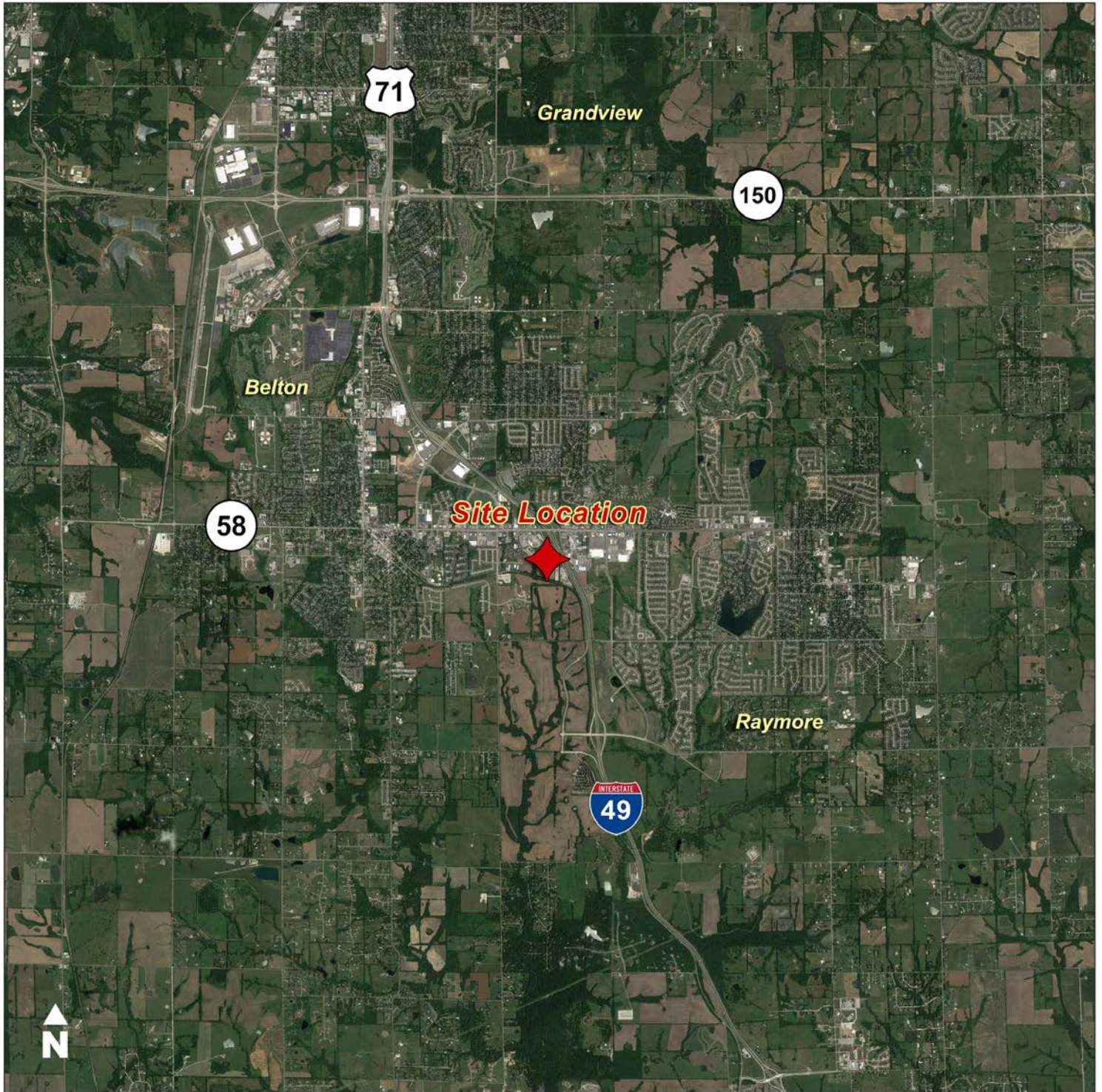
1220 Washington Street, Kansas City, Missouri 64105

Independently owned and operated

Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Land Available for Sale

Cunningham Industrial Parkway and 173rd Street, Belton, Missouri



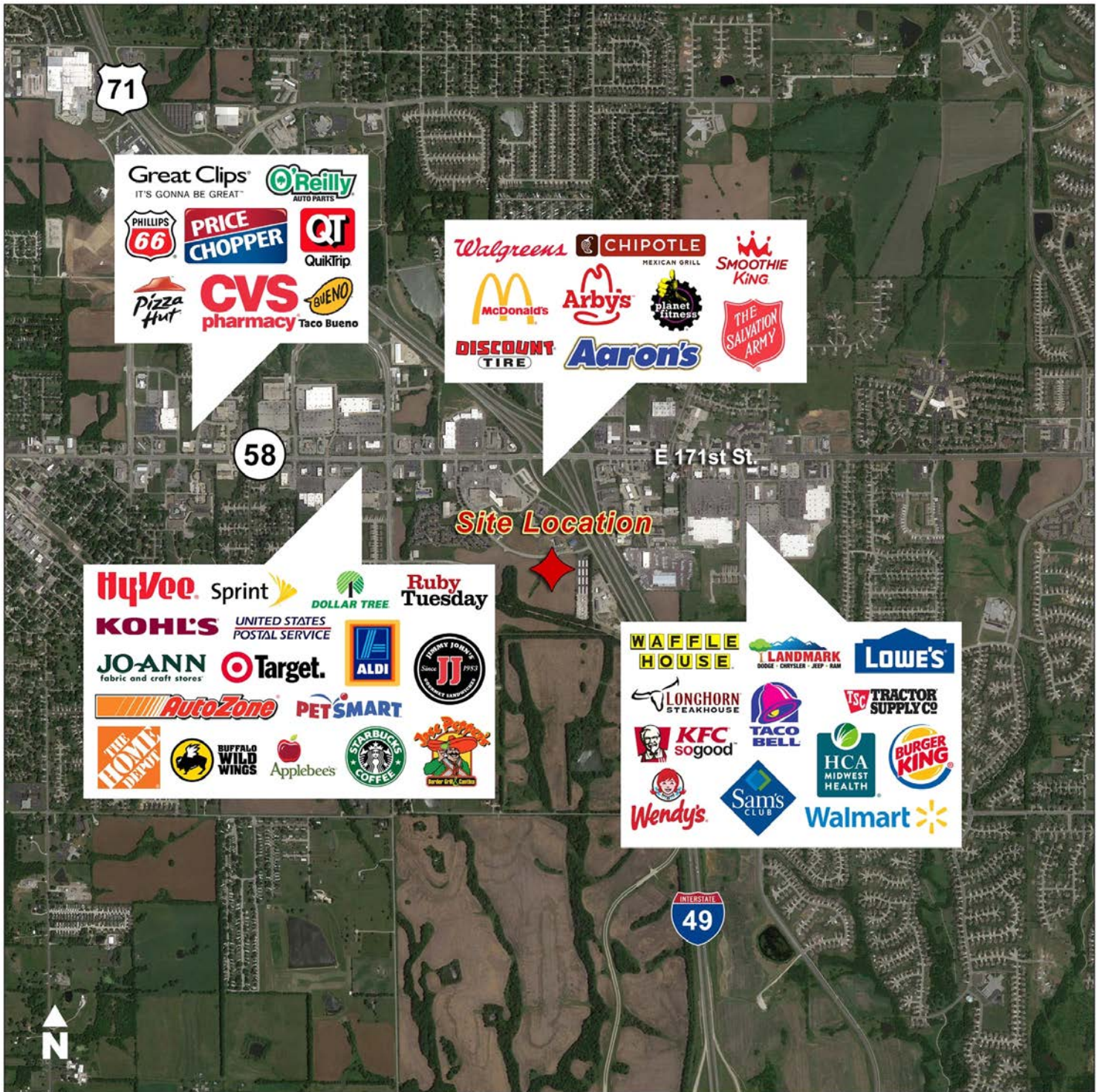
Mark Long, SIOR, CCIM, LEED AP 816.512.1011 mlong@ngzimmer.com

Chris Robertson, CCIM 816.512.1014 crobertson@ngzimmer.com

Newmark Grubb
Zimmer

Land Available for Sale

Cunningham Industrial Parkway and 173rd Street, Belton, Missouri



Mark Long, SIOR, CCIM, LEED AP 816.512.1011 mlong@ngzimmer.com

Chris Robertson, CCIM 816.512.1014 crobertson@ngzimmer.com

Land Available for Sale

Cunningham Industrial Parkway and 173rd Street, Belton, Missouri



Mark Long, SIOR, CCIM, LEED AP 816.512.1011 mlong@ngzimmer.com

Chris Robertson, CCIM 816.512.1014 crobertson@ngzimmer.com

Newmark Grubb
Zimmer