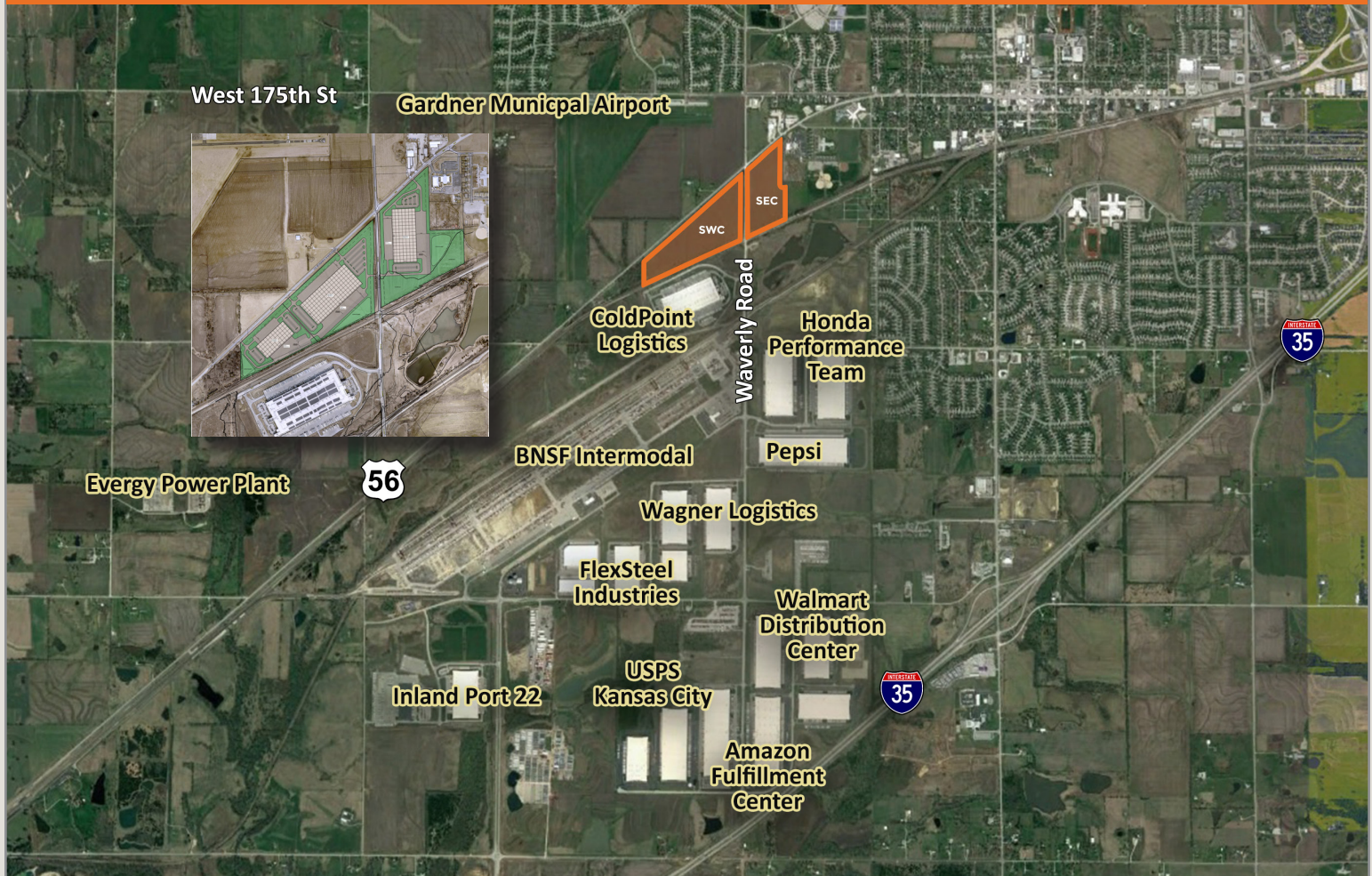


Industrial Development Opportunity Near BNSF Intermodal



Industrial Development Land for Sale - Will Divide

- Outstanding Johnson County location, along Highway 56
- Rapidly developing warehouse distribution node that serves as a home for Amazon, Walmart, USPS, Pepsi, Honda, Wagner Logistics and Smart Warehousing among many others.
- Immediate access to the Rail-to-Truck, BNSF Intermodal facility via Waverly Road.
- Zoned RUR, Agricultural and Single Family
- Access to I-35 via the 175th street or Gardner Road interchanges.
- Conceptual Plan calls for 840,000 SF of Industrial, Up to 360,000 Building.

For More Information:

Aaron M. Mesmer, CCIM
816.412.5858
amesmer@blockllc.com

John Mullen
816.412.8461
jmullen@blockllc.com

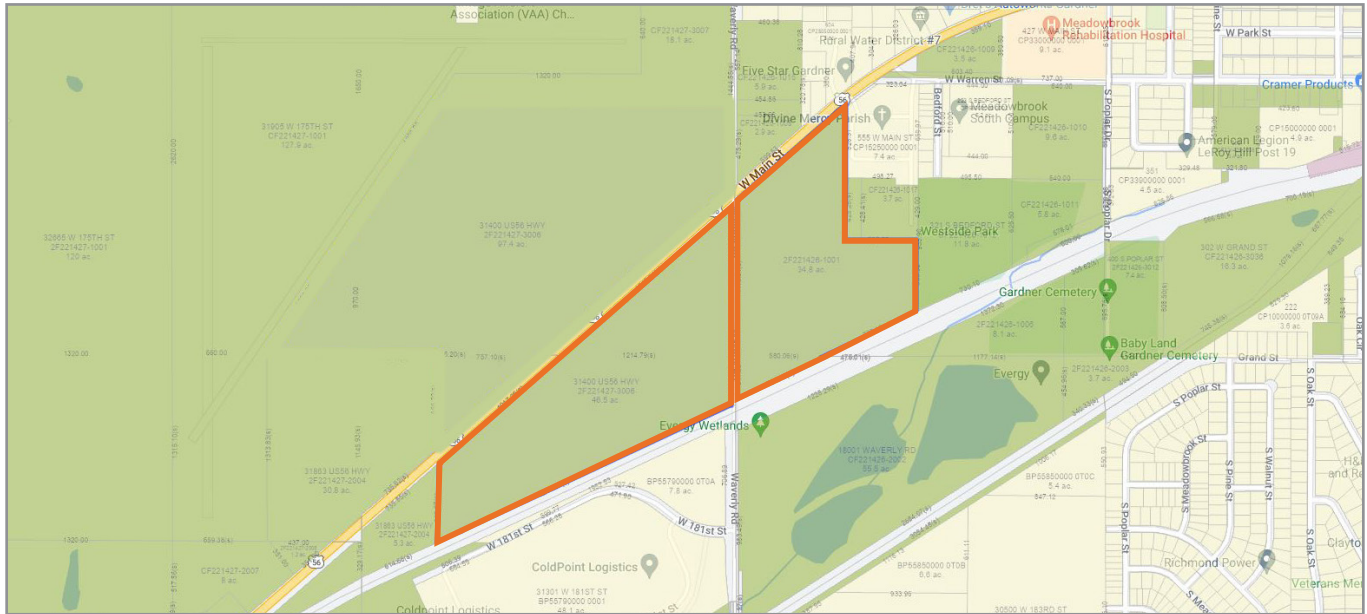
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Gardner Land

US-56 and Waverly Road, Gardner, Kansas

For Sale

Specifications



For More Information:

Aaron M. Mesmer, CCIM | 816.412.5858 | amesmer@blockllc.com | John Mullen | 816.412.8461 | jmullen@blockllc.com

4622 Pennsylvania Ave., Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

BLOCK
REAL ESTATE SERVICES, LLC

Conceptual Plan A

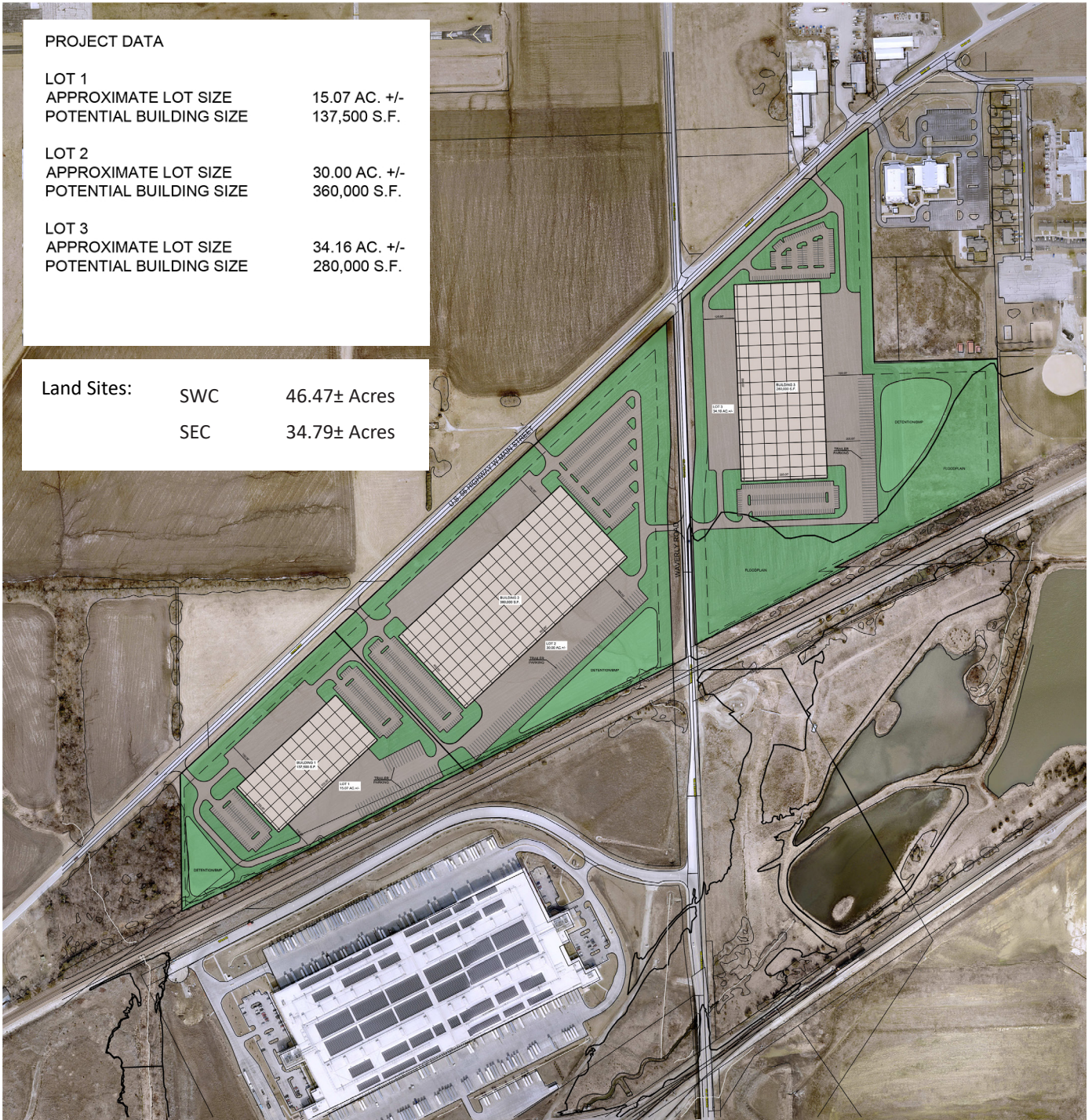
PROJECT DATA

LOT 1
APPROXIMATE LOT SIZE 15.07 AC. +/-
POTENTIAL BUILDING SIZE 137,500 S.F.

LOT 2
APPROXIMATE LOT SIZE 30.00 AC. +/-
POTENTIAL BUILDING SIZE 360,000 S.F.

LOT 3
APPROXIMATE LOT SIZE 34.16 AC. +/-
POTENTIAL BUILDING SIZE 280,000 S.F.

Land Sites: SWC 46.47± Acres
SEC 34.79± Acres



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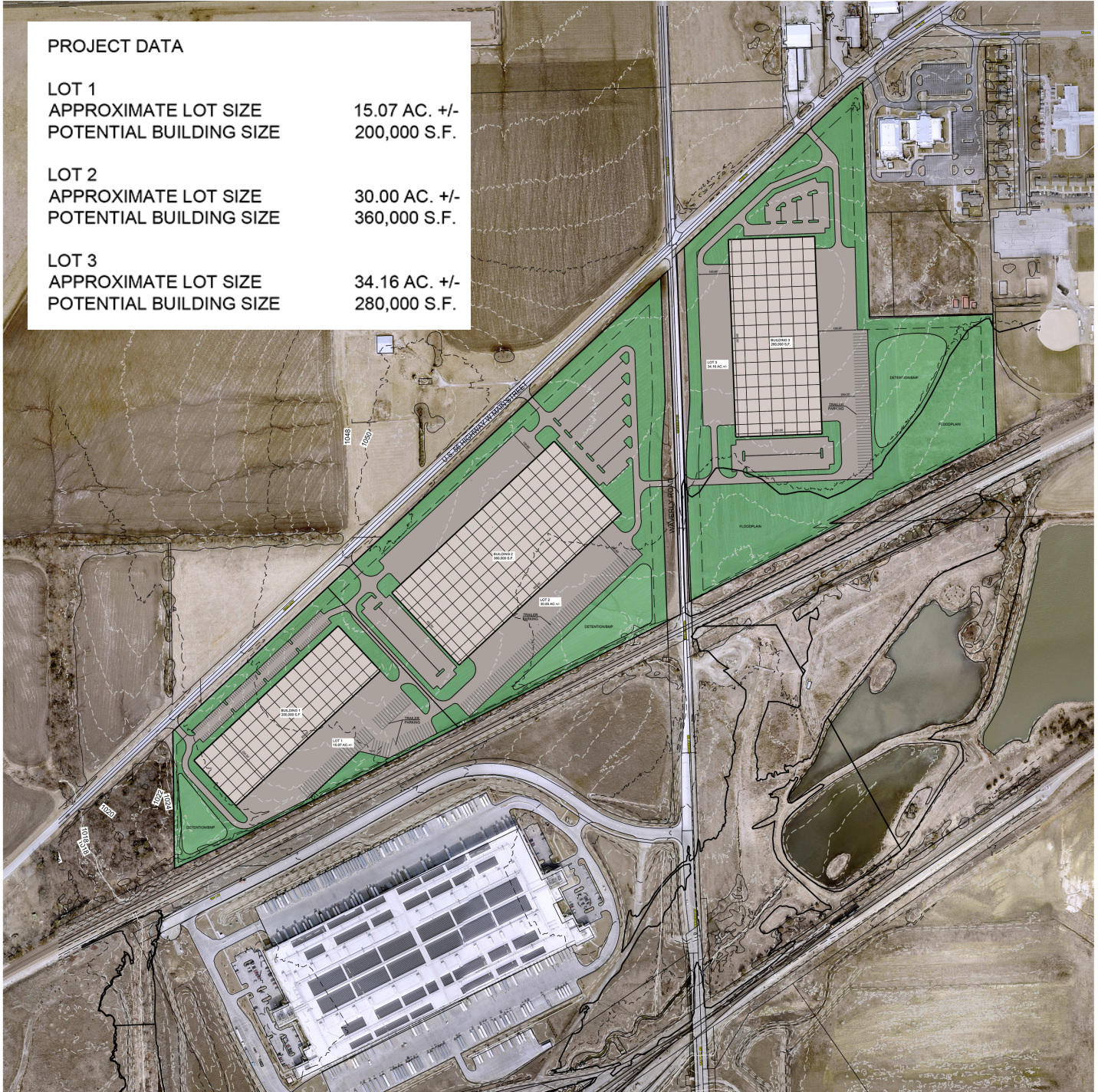
Conceptual Plan B

PROJECT DATA

LOT 1
APPROXIMATE LOT SIZE 15.07 AC. +/-
POTENTIAL BUILDING SIZE 200,000 S.F.

LOT 2
APPROXIMATE LOT SIZE 30.00 AC. +/-
POTENTIAL BUILDING SIZE 360,000 S.F.

LOT 3
APPROXIMATE LOT SIZE 34.16 AC. +/-
POTENTIAL BUILDING SIZE 280,000 S.F.



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