



LAKE CITY BUSINESS CENTER

... the All American choice ...

★ ★ ★ INDEPENDENCE, MO ★ ★ ★

Located in the Kansas City metropolitan area, Lake City offers exceptional opportunity for businesses looking for start-up, to expand and grow. Lake City is able to provide its firms with all the benefits and quality of life of a major metro area, highly competitive leases and unparalleled incentives.

Lake City has available more than 500 acres of industrial sites with 644,623 SF of buildings designated for commercial use suited for a wide variety of users. Because of the Armament Retooling and Manufacturing Support (ARMS) program, these facilities can be refurbished to meet the tenant's needs, interest free, with the modifications and upgrades included in a negotiated usage fee amortized over the life of the lease.

Positioned just east of Kansas City and only five miles north of I-70, Lake City is at the cross-roads of America. Transportation by air, rail or truck provides easy access to the complex.

GENERAL INFORMATION

- Total Acreage: 3,945
- Development Space: 500 Acres
- Number of Buildings Available: 16+
- Space for Rent: 644,623 S.F.
- Security: 24/7 with Gated Access

POTENTIAL USAGE

- Office Space
- Manufacturing
- Production Machining
- Sheet Metalworking & Fabrication
- Woodworking & Wood Processing
- Plastics Molding & Extrusion
- Laboratory & Testing
- Research & Development
- Warehouse & Distribution
- Energy & Utility
- Educational & Vocational Training
- "Build to suit" sites

OFFICE SPACE & SUITES

Spacious office facilities, upgraded to meet your needs and today's standards, may be leased in combination with or apart from operational space. Most office-only space is leased on the basis of a turn-key lease with no additional fees for utilities, taxes or custodial services. Full time security is provided at no additional cost.



DEVELOPMENT INCENTIVES

- ARMS Facility Modification Funds
- Missouri Linked Deposit
- Industrial Revenue Bonds
- International Trade Loans
- Development Tax Credits
- Sales/Use Tax Exemption
- Missouri New Jobs Training
- Work Ready Training
- Utility Incentives
- T.E.A. Incentives
- SBA Incentives





MANUFACTURING & WAREHOUSE FACILITIES

Lake City has many facilities that are ideally suited for manufacturing, production machining or metal work, R&D and warehousing. Floors are concrete slab 6"-9" thick. Electrical power is flexible with 4160 volt Primary service.



ACCESS AND TRANSPORTATION

Kansas City is a major transportation center and logistics hub - the NAFTA highway midpoint between Canada and Mexico. Served by more than 300 commercial trucking companies, four major railroads and 3 short lines, Kansas City is the 2nd largest rail center in the United States.

LABOR RESOURCES

Lake city is in an excellent location to access the growing work force of the Kansas City area. Within a 50 mile radius, there is a labor pool of more than 1,100,000 workers.

EDUCATIONAL INSTITUTIONS

Several universities and colleges are located within a short distance of Lake City.

ARMS PROGRAM INCENTIVES

This program makes under-utilized Army facilities available to the private and public sector. ARMS encourages business interests to become tenants at its facilities. Properties are refurbished to meet the needs of the new tenant and are financed by ARMS. The subsequent lease includes these upgrades with no interest added.

BUSINESS DEVELOPMENT CENTER

Designed to assist small businesses with start-up activities and growth management, the Business Development Center offers assistance programs and access to expertise in financial management, marketing, strategic planning and other business support essentials.

PROPERTY MANAGEMENT

All industrial complex properties are fully managed and maintained. All roads, grass and common areas are maintained by the facility manager.

SECURITY

Lake City Business Center provides gated access with 24 hour security, 7 days per week. Tenants have access at all times.

