

WestLink Business Center

Shawnee, Kansas



The Best New Location for Manufacturing and Distribution

New Speculative Construction
20,000± SF to 50,000± SF

- Master Planned Business Park located in the Heart of Shawnee, Kansas at K-7 & 43rd Street
- Significant State and Local Economic Incentive Programs Available
- Energy Efficient Construction
- Convenient Access to K-7, I-435, and I-70
- \$5.50 PSF Gross
- Outside Storage Available



For more information, contact:

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**Cassidy/
Turley** Commercial
Real Estate Services

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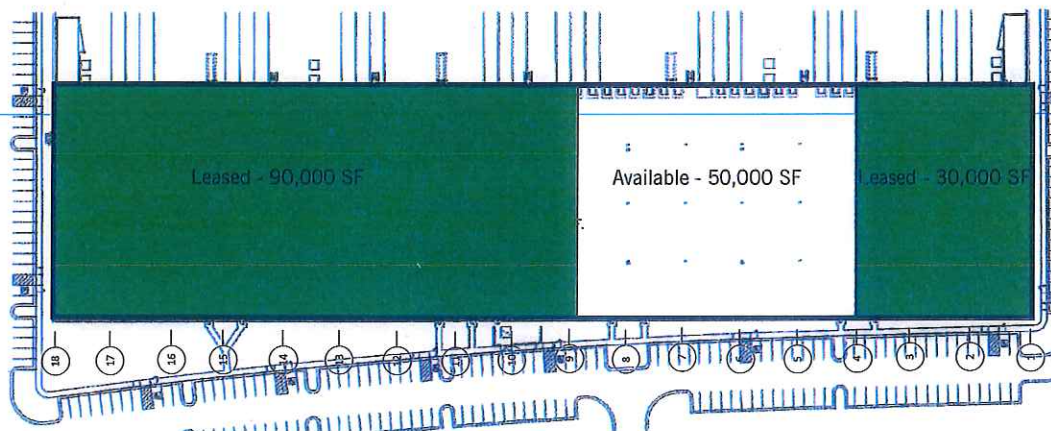
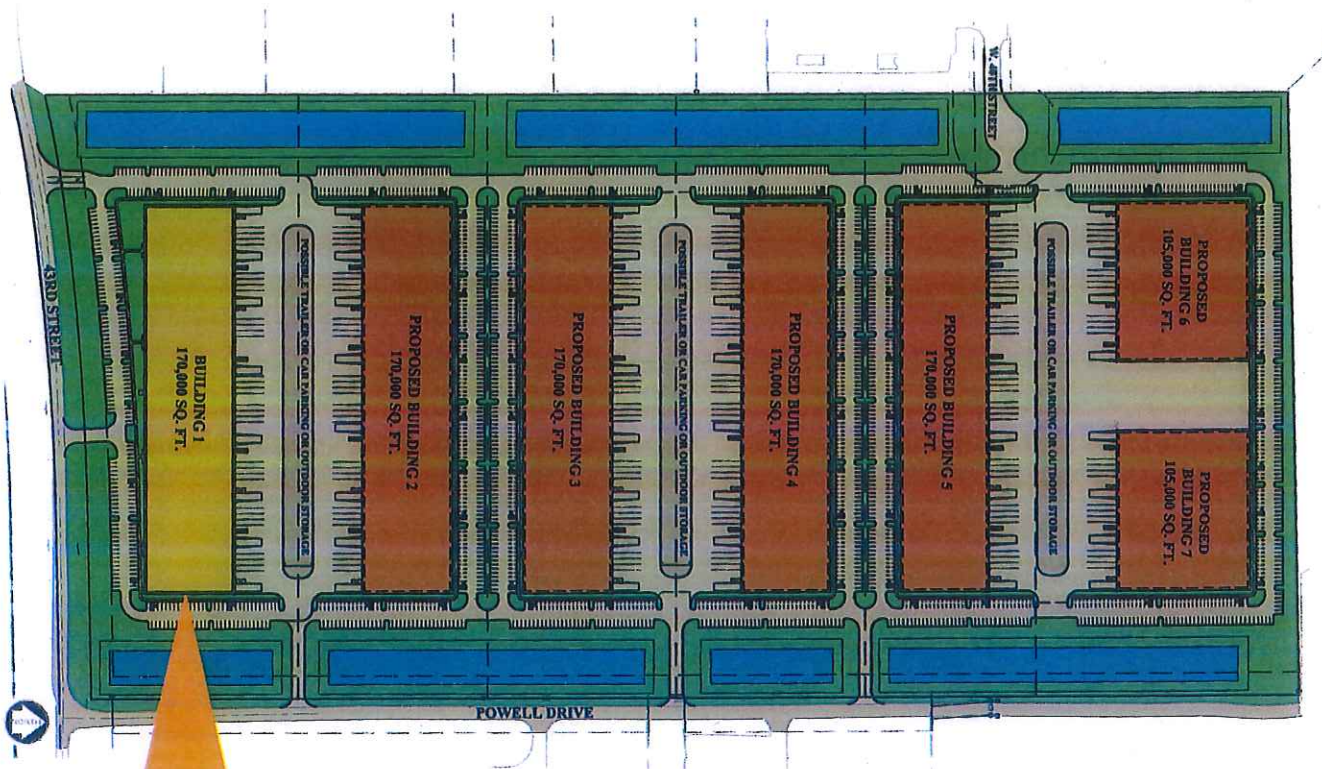


PROJECT ADVANTAGES:

- Great interstate access and excellent exposure along K-7 highway
- Low operating costs
- Ideal for light manufacturers or distribution
- Significant state and local economic incentive packages available for up to 2% of the total payroll for 3-5 years in the form of a forgivable loan
- Great location for local or regional distribution
- Good access to K-7, I-435, and I-70
- Energy efficient construction
- 80% Tax Abatement for 10 years

BUILDING FEATURES:

- 28' clear height
- ESFR sprinkler
- Divisible up to 20,000 \pm SF
- T-5 high efficiency lights with 30' candle power
- Dock high and drive-in loading
- 3,000 AMPS
- R-30 insulation in ceilings
- R-20 insulation in walls



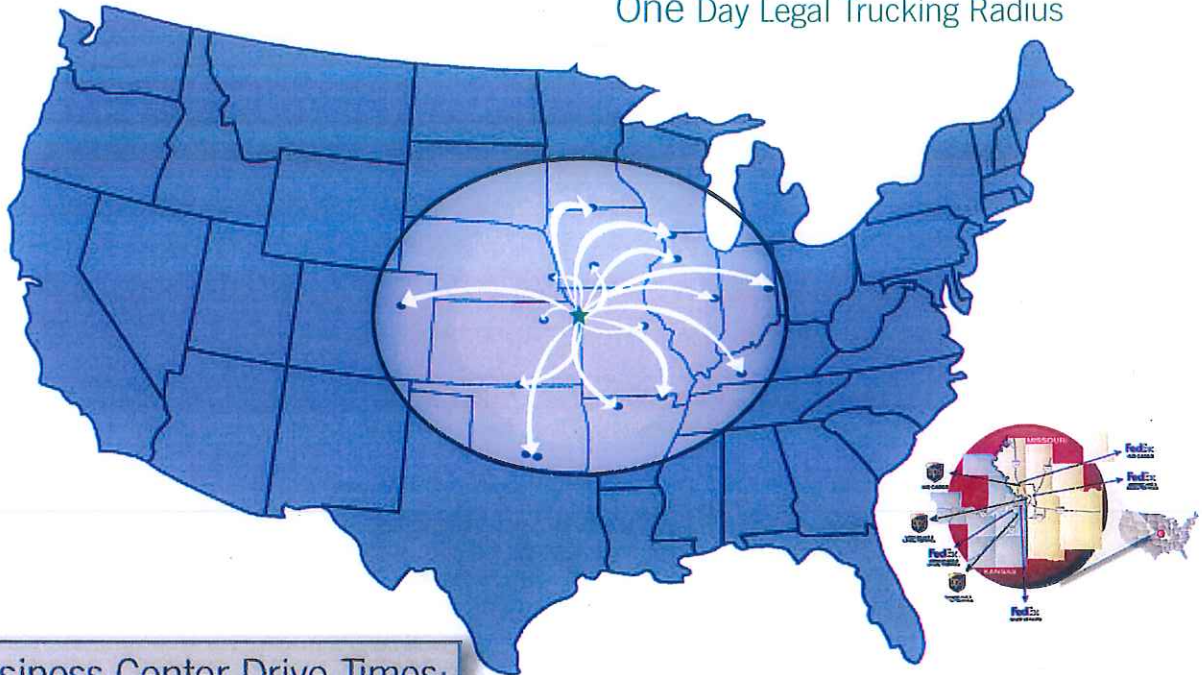
Floor Plan
WestLink Building One

Location, Location, Location

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WestLink Business Center Shawnee, Kansas

One Day Legal Trucking Radius



WestLink Business Center Drive Times:

Kansas City International Airport: 30 Minutes
Downtown Kansas City, Missouri: 24 Minutes
Country Club Plaza: 30 Minutes
Lawrence, Kansas: 31 Minutes
Logistics Park KC Intermodal (Gardner, Kansas): 35 Minutes

Greater Kansas City Area

- The Kansas City area consistently ranks among the **Top U.S. Cities For Supporting Small Businesses**, according to Entrepreneur magazine. Most recently, Kansas City was named the No. 1 place to start and grow a business in the Midwest and ranked No. 11 nationally.
- Kansas City's **Cost-Of-Living** measures below the U.S. average, as reported by ACCRA. Among large U.S. cities, this performance makes Kansas City among the most affordable.

- Kansas City ranks as the nation's **Eighth-Strongest Metropolitan Area** in terms of its economy according to a 20-year study done by Policom Corporation.
- Kansas City made Frommer's list of **Top Destinations 2012** alongside cities like Beirut, Lebanon, and the Caribbean island of Curacao. Frommer's focuses on Kansas City's cultural diversity, with emphasis on the evolving performing arts scene and the wide variety of entertainment.

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