

Lake City Business Center

lcaap.com



Overview

Amenities & Infrastructure

- ▲ Easy access to three major interstate highways: I-70, I-35 and I-29
- ▲ Transportation by air, rail or truck provides easy access to the complex
- ▲ Total acreage: 3,945
- ▲ Development space: 500 acres
- ▲ Space for rent: 300,000 SF
- ▲ 24/7 security with gated access
- ▲ Potential usage: office space, manufacturing, production machining, warehouse and distribution and "build to suit" sites

Incentives:

- ▲ ARMS Incentive Funds - Building Modifications, Equipment Upgrades, Feasibility Studies, etc.
- ▲ Industrial Revenue Bonds
- ▲ Sales/Use Tax Exemption
- ▲ Missouri New Jobs Training
- ▲ Utility Incentives

Utilities

Electricity Source

KCPL

Electricity Capacity

69 KVA Main
(2) Lines 12,470 Volts each
6,067 KW Emergency Generator

Natural Gas Source

UTLI Corp., MO Gas Energy

Natural Gas Capacity

695,746 MCF per hour

Steam Generation Capacity

305,000 # per hr at 125 psig; (9) boilers/9,830 HP

Compressed Air capacity

20,000 CFM at 100 psig

Potable Water

3.5 M GPD at 60 psig - pipe size 12" diameter

Process Water Capacity

60 psig - pipe size 10" diameter

Raw Water

3.5 M GPD at 60 psig - pipe size 8" diameter

Domestic Sewage Treatment Capacity

Municipal 36,000 GPD

Industrial Waste Treatment Capacity

1.2 M GPD

Fiber Optic Available

Yes



Building #10 - Brick industrial building with ceiling clear heights from 14" - 22". Ideal for machine shop, tool & die, fabrication and heavy manufacturing end user.

The Lake City Business Center (Lake City AAP) is located in the Kansas City metropolitan area. Lake City offers exceptional opportunity for businesses to start-up, expand and grow. Lake City is able to provide its firms all the benefits and quality of life of a major metro area, highly competitive leases and unparalleled incentives.

Lake City has more than 500 acres for industrial sites with 900,000 square feet under roof and suited for a wide variety of operations. These facilities can be refurbished to meet the tenant's needs, interest free, with modifications and upgrades included in an amortized usage fee.

For more information about this facility, please contact:

Jack H. Figg
Director, Business Development & Community Affairs
1-816-796-5220
jack.figg@atk.com

For information on ARMS:
openterprise.com



Amenities & Infrastructure