

MIDWEST COMMERCE CENTER

Midwest Commerce Center Gardner, Kansas

Midwest Commerce Center is a 155-acre premier business park that represents a \$160,000,000 investment in the Gardner community. The park has been master planned to include five buildings that will include over 2.5 million square feet of premier distribution space.

The project has been designed to provide premier state-of-the-art distribution facilities. All buildings within the park will be first class institutional grade facilities. Extensive landscaping and park amenities throughout the project set this development apart from any in the region.

The park is located just one-half mile from Interstate-35, allowing for superior highway access. Additionally, Midwest Commerce Center has direct access to Old U.S. 56 Highway.

Midwest Commerce Center is located adjacent to the New Century Air Center, an industrial airport encompassing over 1,000 acres that provides both private air services and air cargo services. The air center is also home to numerous businesses involved in manufacturing, assembly, R&D and distribution.

The park is also located just 3.5 miles from the BNSF Logistics Park, which is a new intermodal facility. The new BNSF project includes more than 350 acres for the BNSF intermodal facility. This facility will serve the west coast ports and will handle a large volume of both container and standard rail traffic.

Midwest Commerce Center provides a superior location, excellent highway access, and close proximity to the new BNSF Logistics Park all in a first class business park development. The area offers an extensive work force of both skilled and non-skilled labor. The Midwest Commerce Center has it all.

Midwest Commerce Center General Information

Location: Gardner, Kansas
Zoning: M-1 (Industrial)
Land Area: 155 Acres
Master Plan: 2,368,000 square feet per master plan

Existing Building:
Building 1 1,107,000 square feet
Planned Buildings:
Building 2 449,550 square feet
Building 3 494,000 square feet
Building 4 413,500 square feet
Building 5 80,000 square feet

Gas Provider: Atmos Gas
Electric Provider: Gardner Electric
Sewer: Johnson County Waste Water
Water: Rural Water District #7

Public Safety: City of Gardner Police Department
Fire Safety: City of Gardner Fire Department

We are providing space within Midwest Commerce Center on both a build-to-suit and a speculative basis.

Incentives

The developers are working on an economic planned incentive package for Midwest Commerce Center tenants to include:

Real Estate Tax Abatement — Working with the City of Gardner to obtain a 10-year, 50% abatement of real estate taxes at full completion of each building within the park.

Job Training Credits — Working with local and state economic development representatives to obtain job-training credits.

Sales Tax Exemption — Working with local and state economic development representatives to obtain incentives that will exempt purchases of capital equipment used in a tenant's operation at the Midwest Commerce Center from state and local sales taxes.

In addition, Inventory and earnings tax are not assessed by the City of Gardner.

Foreign Trade Zone -- The entire 155 acres contained within Midwest Commerce Center is designated as a Foreign Trade Zone. Companies locating within the park can activate an active FTZ and utilize all of the benefits and incentives which the FTZ offers.

Project Overview

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