
Congress Corporate Center

Developer	VanTrust Real Estate, LLC, is a full service real estate development company with a regional focus and national scope. Headquartered in Kansas City, Missouri, with regional offices in Columbus, Ohio, Phoenix, Arizona, and Dallas, Texas, VanTrust creates real estate assets for both internal portfolio holdings as well as disposition opportunities. VanTrust's ownership and substantial capital base are associated with the Van Tuyl Group. VanTrust offers its clients and capital partners a full spectrum of real estate services, including acquisition, development, asset management, construction management and consulting. Product types include office, industrial, multi-family, retail, institutional, governmental, hospitality, and recreational.
Location	NW 112 Street & N Congress Avenue Kansas City, MO
Zoning	M2-3 (General Industry)
Site Sizes	Tract 1: 65.51 acres Tract 2: 15.93 acres Tract 3: 8.02 acres
Access	Congress Corporate Center is served directly by a full diamond interchange at Interstate 29 and 112th Street. This interchange also provides access to Interstate 435 within two miles.
Enterprise Zone Status:	Businesses may earn state income tax credits based on the facility's new jobs and investment as well as real property tax abatement on improvements for up to a ten-year period after the project commences operation.
Foreign Trade Zone Status	Foreign goods that enter the foreign trade zone may be duty and quota free for an unlimited period of time; in addition, the goods may be stored, manipulated, exhibited for sale and used in assembly or manufacturing while in the foreign trade zone.
Product Type	Office, warehouse, manufacturing and distribution buildings.
Amenities	Kansas City International Airport is located within minutes of the business park.
Electrical Service	The Ferrelview Substation, located within two miles of the site, has a 50 MVA capacity. The substation currently has two separate 50 MVA transformers. The circuits on Congress Road: one has 10MVA; the other has 6MVA available capacity. The local 161kV transmission line and the 25kV feeder distribution lines located along Congress Avenue and 112th Street are part of a networked system which provides a high level of reliability for electric customers. The electric infrastructure is primarily an underground system with a backbone of overhead lines.

Gas

8" PC steel main down Ambassador, 6" PC steel down 112th Street and N. Congress Avenue.

Water

A 24" Water Main runs West/East on NW 112th Street and North/South on N. Congress Avenue. 8" PVC water lines branch off the main to serve Airworld Drive and North Ponomo Avenue off NW 112th Street.

Fiber

Sprint, Quest Communications

Sewer

18" lines dissect Congress Corporate Center. 8" lines branch off to serve Airworld Drive and North Ponomo Avenue.

Congress Corporate Center Site Plan





Kansas City International Airport

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Ambassador Drive

AirWorld

112th Street

Bunzl

Congress Corporate Center

AmeriSource
Bergen

SYGMA
Network, Inc.

Lot H

Congress Ave.

Harley Davidson