KCI INTERMODAL BUSINESSCENTRE™
Kansas City, Missouri

CASE STUDY

OBJECTIVE

To develop an air and ground transportation intermodal logistics park at Kansas City International Airport (KCI) which expands commercial development at KCI and the region to promote job growth and create a more diversified revenue base for the Airport.

STRATEGY

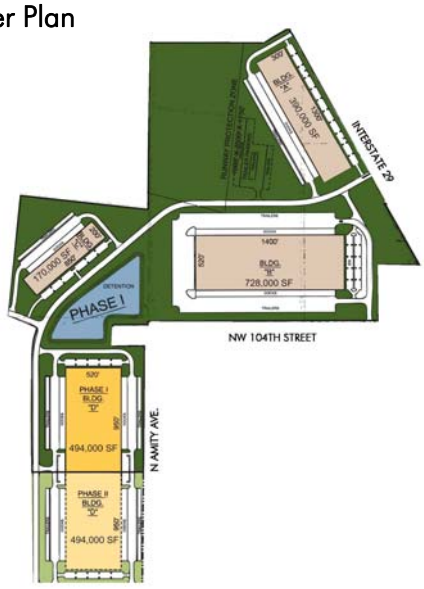
To create a Master Plan for approximately 800 acres of prime commercial land, which promotes development of the land to its highest and best use by leveraging off of the unique airside access and exceptional exposure to I-29. Trammell Crow Company (TCC) has partnered with the Aviation Department of Kansas City, MO (KCMO) and has executed a ten (10) year Master Development Agreement to develop the KCI Intermodal BusinessCentre.™

VALUE CREATION

The project's first phase calls for the development of approximately 180 acres and includes plans for the development of LogisticCentre I, a 494,000 square foot industrial facility (expandable to 988,000 square feet). KCI Intermodal BusinessCentre's™ unique amenities include product diversity; proximity to KCI; airside access; and interstate access / visibility. KCMO has agreed to invest $15.2 M towards infrastructure improvements including: road ways; utility extensions; as well as federal and state permits. TCC has agreed to manage all infrastructure improvements; provide all master planning services; and execute a comprehensive marketing strategy.

The unique features and infrastructure, make this project attractive to a broad base of prospective customers; thereby increasing the potential for development opportunities and greater revenue for KCI.

Phase I Master Plan



Quick Facts

Completion: TBD

Services
- Airport Master Planning
- Development Management
- Project Management
- Property Management
- Project Leasing

Scope
- Master Plan 800 Acres
- Phase I 180 Acres
- Infrastructure Costs $15.2 M
- 494,000 SF Building
- Expandable to 988,000 SF

Geography
- Kansas City International Airport, Kansas City, Missouri