

AS+RA

Enterprise Park



Development Overview

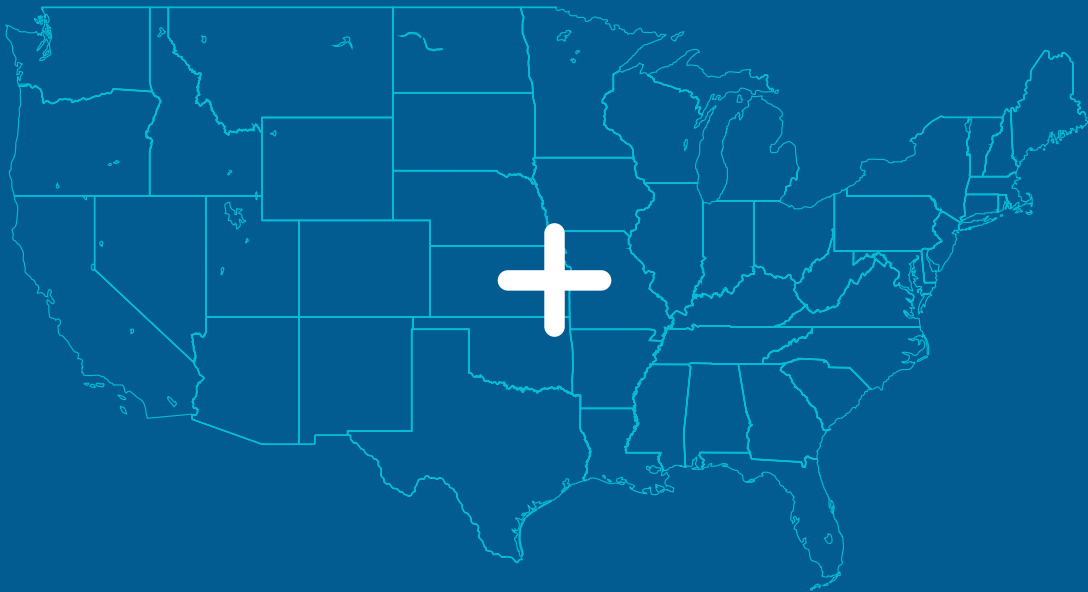


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Astra Enterprise Park

No other site in America compares to Astra Enterprise Park.

In the heart of North America, the 9,035-acre park includes more than 2,000 acres of preserved public parklands that will never be developed, along with endless opportunity for economic growth. As part of the Kansas City metroplex, the area delivers one of the most diverse workforces in the country. The combination of a high quality of life for a low cost of living is matched by a dynamic business environment, vibrant culture and top universities.

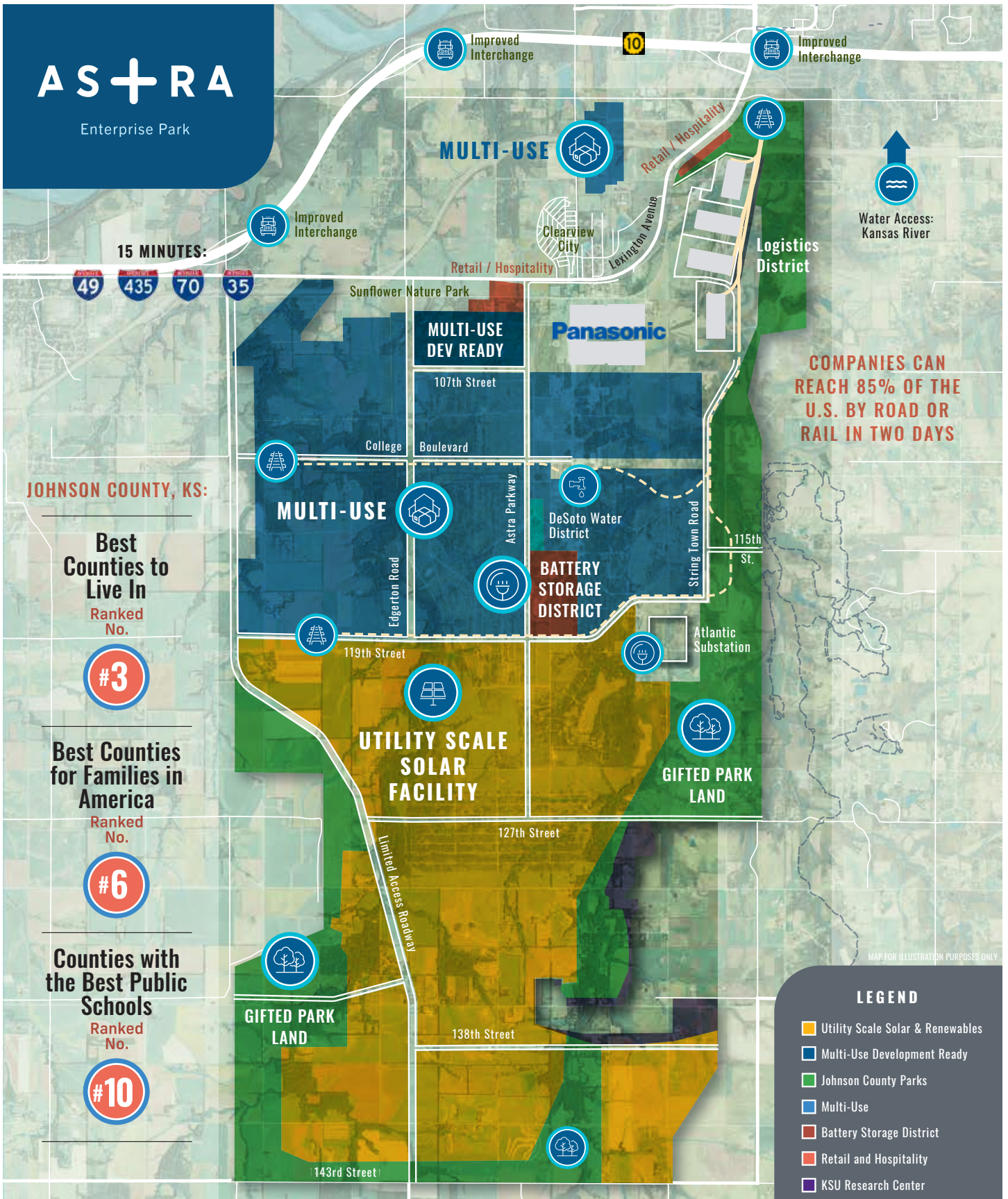


KC is ranked as one of the least congested traffic cities in the nation — it's easy to get anywhere from Astra.



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A Legacy Endeavor

“Kansas has an impressive history of being home to a skilled manufacturing workforce. We appreciate Kansas’s dedication to sustainability and its commitment to and growth in the clean and renewable energy space.”

– Kris Takamoto, Executive Vice President of Panasonic Energy

At its height, the Sunflower Army Ammunition plant led the world as a manufacturing facility for ordnance components, and served as one of the most important employment centers in the KC region for decades, providing a livelihood for more than 30,000 families throughout the KC region.

When the facility was decommissioned in 1993, the State of Kansas and the Federal Government understood that it would require a special kind of ownership group that could not only remediate the property, but who could understand its strategic location, and transform it into a place that would benefit the region for generations to come. They chose Kessinger Hunter.

A full-service commercial real estate firm that has been in business since 1879, Kessinger Hunter leads an ownership group that includes RESIGHT Holdings, a leader in environmental remediation, as well as Midland Properties, a KC-based family equity firm. Kessinger Hunter operates more than \$2B of real estate assets nationwide, as well as numerous properties throughout the European Union, and has the expertise and experience needed to steward this unparalleled property. Through high quality development, the ownership group will create long-term value at Astra that benefit the entire region.

Since acquiring title of the property in 2005, the owners have taken the long view. Working with local, state and federal agencies, the owners have pursued a development plan that makes highest and best use of the property. When complete, the enterprise park will be enveloped by thousands of acres of public parks, hundreds of acres dedicated to public service, as well as state-of-the-art manufacturing, industrial and energy production developments.

In July 2022, Panasonic announced it had selected Astra as the home for its next \$4 billion advanced battery production facility. This 309-acre project confirms both the strategic advantage of locating in America’s heartland, as well as the market’s belief in the owners’ ability to deliver a world-class enterprise park.

The Kansas City metro includes more than seven counties and 100 cities. Astra is located in the City of De Soto, in Johnson County, Kansas. Johnson County is an exceptional place to live and work, topping the charts among 2,767 counties in the US:

Best Counties to Live In



Best Counties for Families in America



Counties with the best Public Schools



Best Counties to Buy a House in America



Best Counties for Young Professionals



People who live here can afford a high quality of life, whether they own or rent. And as the No. 1 least-congested major metro in the U.S., getting anywhere is a breeze. Astra is minutes from Overland Park, Lenexa and Olathe, and 30 minutes from downtown Kansas City, MO.

Today's industrial needs require more than just land – they require forward-thinking developers who can create a business ecosystem that serves the companies who locate there, the people who work there, and the communities nearby.

Astra Enterprise Park has ample affordable land controlled by a single ownership group, in a business-friendly city, county and state. With deep experience in modern industrial, the development team knows how to drive optimal outcomes for data centers, manufacturing, industrial, warehousing and energy production.

RENEWABLES: Specifically, Astra is focused on renewable energy, from production to use.

For companies who use a mix of energy sources, as well as those who prefer energy from renewable sources, Astra will have ample supply.

For companies who produce renewables, Astra will be well suited to produce energy from sustainable and renewable sources, including solar farms, hydrogen conversion technologies and others.

SCALE: Astra is 60% the size of Manhattan, NY. At such a scale, Astra is an enterprise park ideally suited to companies who need the ability to grow their campuses as their enterprise grows.

INFRASTRUCTURE: Astra has brand new, state-of-the-art infrastructure designed to support large-scale enterprises as well as access to abundant water and sewer, natural gas, ample renewable energy sources, and terabit fiber.

INTERSTATE AND RAIL: Adjacent to improved interstate interchanges, Astra makes ground transportation efficient and effective. With unparalleled access to the BNSF mainline, Astra has rail available that could serve as the largest trans-load facility in the Midwest.



QUALITY OF WORK LIFE: As a modern enterprise park, Astra will be good for business, and great for people. It will be a place where people love to come to work, whether it's enjoying thousands of acres of parks, exercising on miles of nearby trails, or spending time after work at restaurants or cafes that will locate here.

CENTER OF THE US: Astra's Heart of America location has its advantages. Living and working in the Central Time Zone means your typical workday overlaps with the entire country. Nearly anywhere in North America is reachable by air in just a few hours.

PANASONIC SUPPLIERS: Companies who serve or supply Panasonic will be able to have unparalleled access to their facility. Divided into specialized zones, companies who locate at Astra will benefit from unparalleled access to vendors, suppliers and partners, as well as modern warehousing and logistics.



The majority of the 9,035 acres was never subject to the manufacturing operation. Certain areas have required varying degrees of remediation, which began in 2005 and is scheduled to be complete on or before 2028. The selection by Panasonic 2022 confirms that the completed work meets the institutional standards of a world-leading technology brand.



The Astra Advantage:
Abundant, Sustainable and Renewable Energy On-site

In addition to the Panasonic EV Battery Manufacturing Facility, and Logistics District, Astra is an ideal location for a large data center campus. There are a number of reasons why data centers would be well served at Astra.

The scale of the property makes Astra one of the few sites nationwide that is large enough to have the capability of creating and storing sustainable and renewable energy on site.

In the southern portion of the property, a 2,800-acre utility-scale solar facility with capability of producing in excess of 500 MW. Businesses at Astra will have opportunities to directly access this energy source. Astra will be the only site in a major metropolitan area that is not subjected to desert climates.

Additionally, it is expected that conventional electrical power will be delivered by Evergy, which may be available from renewable sources.

Astra will have new sewer, natural gas, and abundant clean water, all at affordable rates. Concurrently, state-of-the-art terabit fiber optic networks will serve all who require it at Astra.

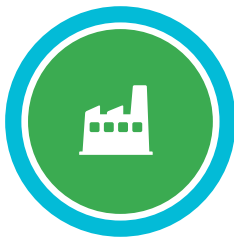
There are a number of economic incentives available including TIF (Tax Increment Financing) in place for the property. A distinct plus is that the property is located in the pro-business community of De Soto, Kansas, within the KC metroplex.



When it comes to the future of energy, the KC region is ahead of the curve.



Wind: Wind energy provided 44% of electricity generation in Kansas, the second-largest share for any state.



Biofuels: The Kansas City region is leading the nation in the production of biofuels with 50% of the current U.S. bioenergy (biodiesel and ethanol) capacity existing within a 300-mile radius of Kansas City.



RENEWABLES: Evergy's five-year, \$4.8 billion strategic plan, will advance its transition to cleaner energy through the Sustainability Transformation Plan and increase access to renewable energy. That will mean Evergy has the potential to reduce CO2 emissions 85% by 2030 compared to 2005 levels.



POWER DESIGN: The KC region is home to the headquarters of the top two Global Power Sector Design Firms: Burns & McDonnell and Black & Veatch

Quick Facts

9,035 ac.

total

2,000 ac.

transferred to Johnson County Parks and Recreation, adding to nearly 1,000 existing parklands

700 ac.

Transferred for the public benefit, including higher education, civic, schools, fire and water

309 ac.

for Panasonic EV Battery Manufacturing Facility

Potential of hundreds of acres for utility scale solar production, and the potential for one of the largest installations in North America

Balance of the site is flexible

Northeast corner is zoned light industrial

Entire site is a TIF district, providing valuable tax incentives for companies who locate here

Access to the KC Metro – Access to the U.S.

As the No. 1 least-congested major metro in the U.S., getting anywhere is a breeze.

20 minutes to the University of Kansas

25 minutes to Olathe, KS

25 minutes to New Century AirCenter

30 minutes to Johnson County Executive Airport

30 minutes to Edgerton Intermodal Logistics Park

35 minutes to Wheeler Airport (Downtown KC)

42 minutes to KCI

45 minutes to Topeka, KS

Immediate Access to Highway K-10

Interstates I-435 / I-35 / I-70: **15 minutes**

Companies can reach 85% of the U.S.
by road in two days

Regional Strengths

For companies who care about their people as much as their profits, welcome to America's hometown.

Kansas City is a big city with world-class culture, but a small-town warmth. We have 11 Pro Sports Teams, 74 Breweries, 25 Distilleries, 78 Arts and Cultural Venues, 1,440 Parks, 2,146 Miles of Trails & Bikeways, 27 golf courses and 30 Off-Leash Dog Parks. Plus, we're still growing.

As the largest region across a six-state footprint, the Kansas City region is on the rise, with 5-Year population growth at 3.4% vs. 2.1% nationally. The population of 25-years and older has increased 5.6% in the past five years, the population of highly educated individuals has grown at a much faster rate, 24.3%. Moreover, the educated foreign-born population in the Kansas City region has grown 34.9% in the past five years. From 2010 to 2020, the KC region had a net migration of 51,549, with a large concentration of inflow coming from California, Arizona and Texas.

As the #2 auto industry trading hub in North America, the Kansas City region has benefited from more than \$4+ billion investment over the past ten years from the automotive sector. The Kansas City region is home to major production facilities for both Ford and General Motors, as well as nearly 70 auto industry suppliers, resulting in a \$19+ billion transportation manufacturing industry. In the past five years, industrial occupations considered to be integral to advanced manufacturing have grown nearly 23% in the Kansas City region.

Kansas City has invested more than \$1.5 billion in the brand new, state-of-the-art Kansas City International Airport, ushering in a whole new era of air service and world-class travel experience in whether coming to or leaving from KC.

Within a 45-minute drive of Astra, there are more than 400,000 professionals across a range of skills including management, engineering, computer science, manufacturing, production, and fabrication. A complete report is available upon request. As a bi-state region, companies who locate in KC benefit from the unique powers of Kansas City Area Transportation Authority and their development arm, RideKC Development Corporation. KCATA can develop custom, bi-state employee-transit programs to ensure employers have access to employees across 7 counties and more than 100 cities in the region.

For More Information

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A S + R A

Enterprise Park

Current Opportunities

ASTRA ENTERPRISE PARK LOGISTICS DISTRICT

Lexington Avenue & String Town Road
DESOTO, KANSAS 66018

est. 1879

KH

KESSINGER HUNTER
commercial real estate

INDUSTRIAL FOR LEASE



FEATURES

- Home to Panasonic EV Battery Plant
- Rail-served buildings
- Foreign Trade Zone capable
- Strong ownership
- 17 miles north of BNSF's new 1,200-acre intermodal center
- 15 miles from the UPS Lenexa facility
- 16 miles from the FedEx Lenexa facility
- Insulated tilt wall panels
- Tax Increment Financing (TIF) available
- 3,000± acre solar field coming in Park

BUILD-TO-SUIT AVAILABLE

Building 1	630,400± SF
Building 2	755,250± SF
Building 3	755,250± SF
Building 4	755,250± SF

Other Build-to-Suit Options Available

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Information subject to verification and no liability for errors or omissions is assumed. Price subject to change. Revised 1/17/23.

SPECIFICATIONS

Available SF	Building 1 - 630,400± SF	
	Building 2 - 755,250± SF	
	Building 3 - 755,250± SF	
	Building 4 - 755,250± SF	
Office SF	Build-to-Suit	
Zoning	M-1	
Clear Height	36' Clearance	
Sprinkler Type	ESFR	
Floor Thickness	7" Non-reinforced	
Loading Docks	(1) equipped door for every 7,000 SF of floor space	
Rail Served	BNSF	
Truck Courts	First 60' are 8" concrete remaining 95' 8" - truck strength asphalt	
Power	(2) 3,000A 480 V 3-Phase 4-Wire	
Roof	White .60 Mill TPO R-25.2 Isocyanurate Insulation, 20-year warranty	
Utilities	Electric: Evergy Gas: Atmos	Water: DeSoto City Water Sewer: DeSoto City Sewer
Rate	TBD	
Tax	TBD	
Insurance	TBD	

