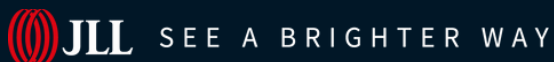




For sublease

1501 Shepherd Road, Liberty, MO, Suite 101

± 66,700 SF Industrial Building Space Available Divisible to 30,000 SF



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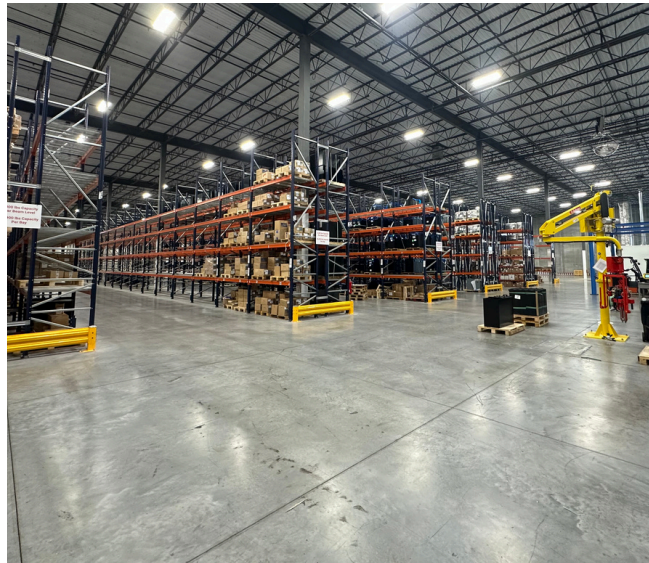
nick.tinnel@jll.com

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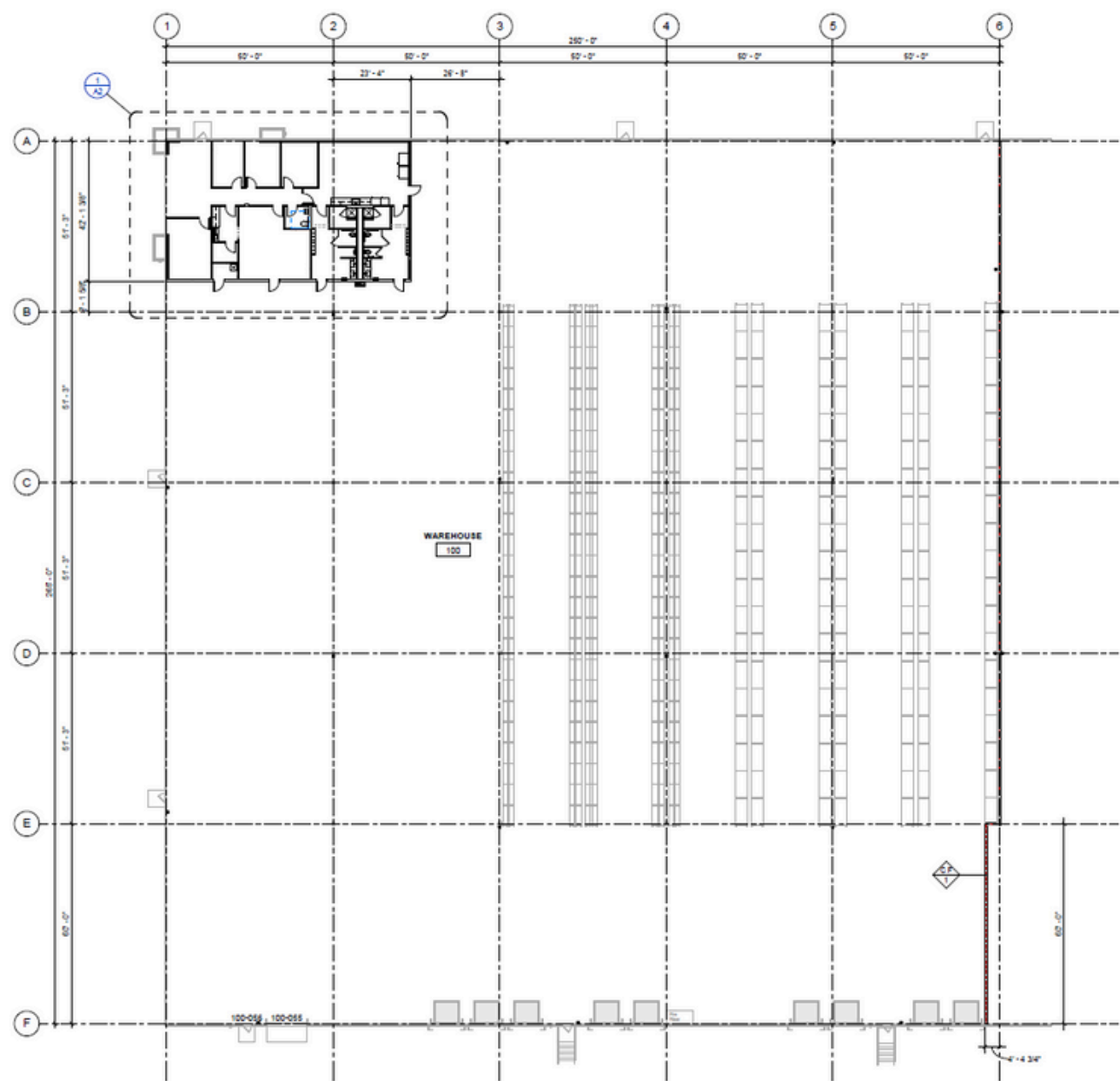
Site Specifications

1501 Shepherd Road

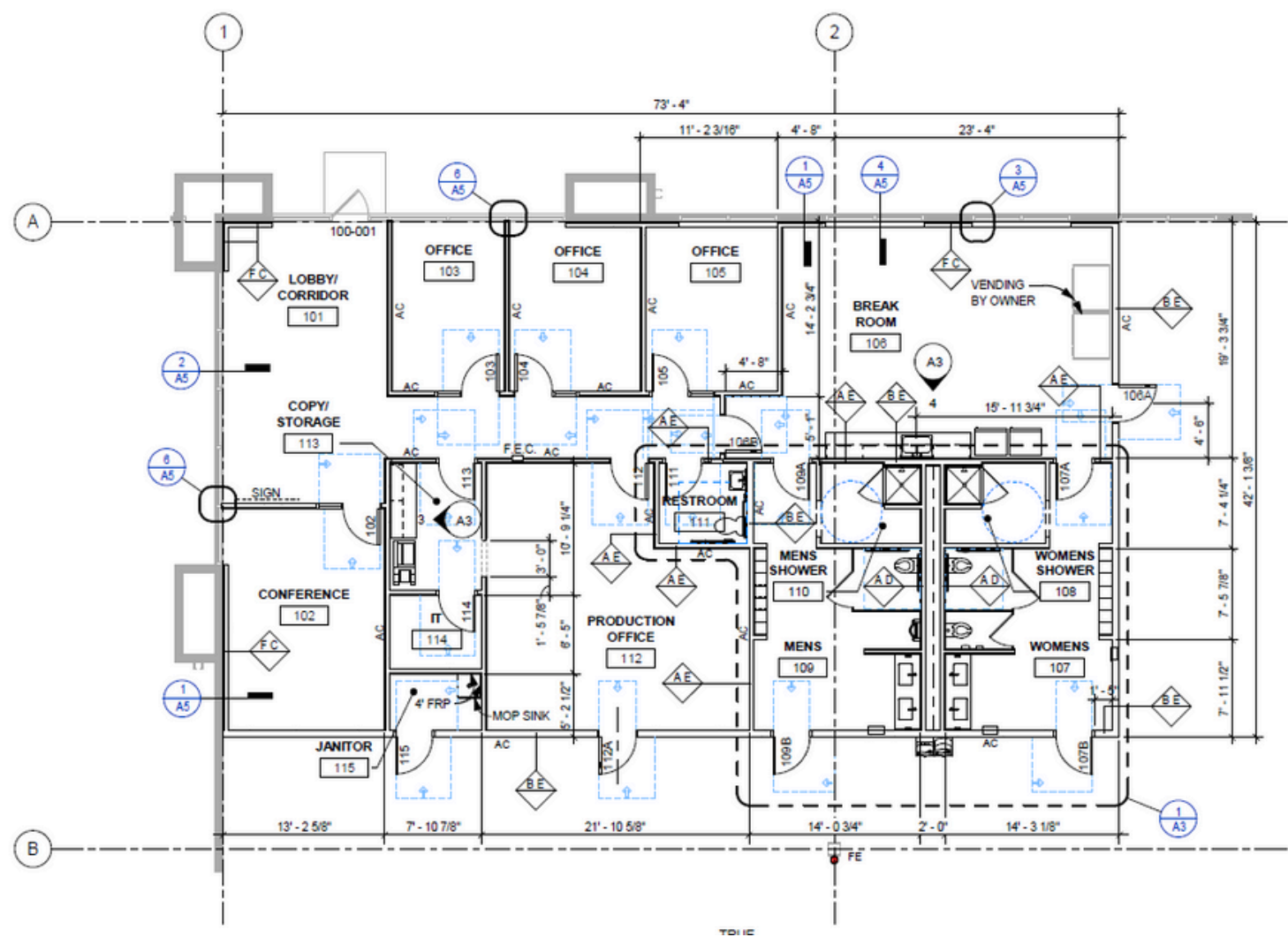
Building SF	± 243,089 SF
Available Space	± 66,700 SF
Office SF	± 3,089 SF
Building Class	A
Clear Height	± 32"
Loading	9 DH, 1 DI
Trailer Parking	18
Car Parking	60 unreserved spaces
Electrical	3,000 Amp 480 Volt Power
Year Built	2023
2024 Taxes	\$ 0.23/ SF
Lease Rate	\$ 8.50/SF NNN
Term	Through 5.31.2031



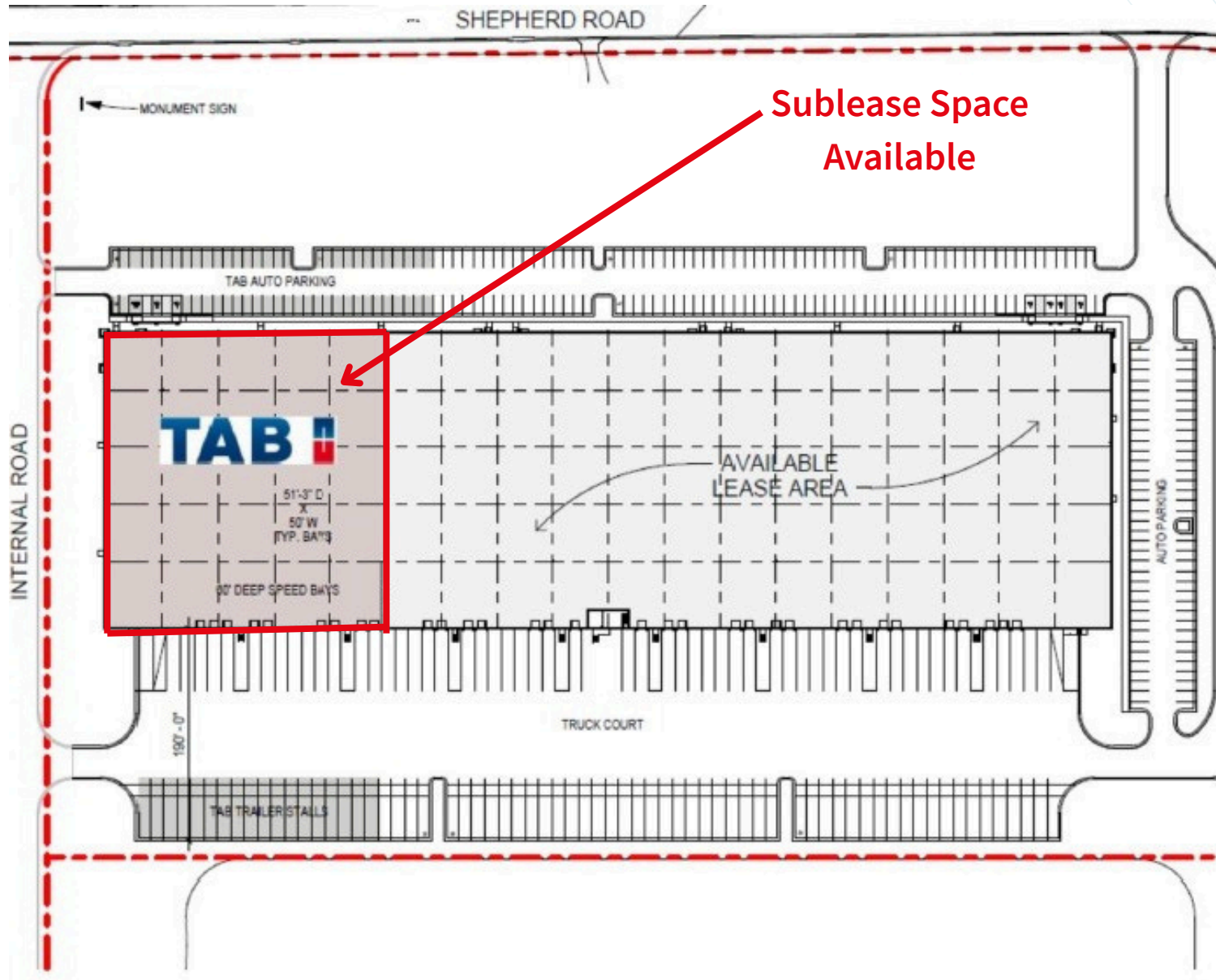
Overall Site Plan



Office Plan



Building Plan



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