



ShawverGroup.com  
816.213.9578

**Joanna B. Shawver**  
joanna@shawvergroup.com  
816.213.9578

**Kyle Wadlow**  
kyle@shawvergroup.com  
816.694.5185

## PROPERTY HIGHLIGHTS

### INDUSTRIAL BUILDING WITH SEPARATE STORAGE WAREHOUSE

1250 H Highway, Liberty, MO 64068

#### LOCATION

1250 H Highway, Liberty, Missouri 64068

#### AVAILABLE

**±6,000 SF** of industrial building and **±3,000 SF** storage warehouse on **3.41 AC**  
Zoned M-1, Light Industrial

#### RATES

\$10 psf + NNN



#### PROPERTY HIGHLIGHTS

- ±6,000 SF industrial building and ±3,000 SF storage warehouse on 3.41 AC
- ±1,560 SF finished office space and a restroom in the industrial building
- Extra mezzanine storage above the finished office space
- Industrial building features two 12'x12' drive-in doors
- Industrial building has 16' clear height
- Storage warehouse features three 10'x10' drive-in doors
- Storage warehouse has 14' clear height
- High quality construction, built in 2003
- Ample parking, 24 spaces
- Located 1 mile east of William Jewell College and 1.5 miles from downtown Liberty, MO

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WIDE  
AERIAL

## INDUSTRIAL BUILDING WITH SEPARATE STORAGE WAREHOUSE

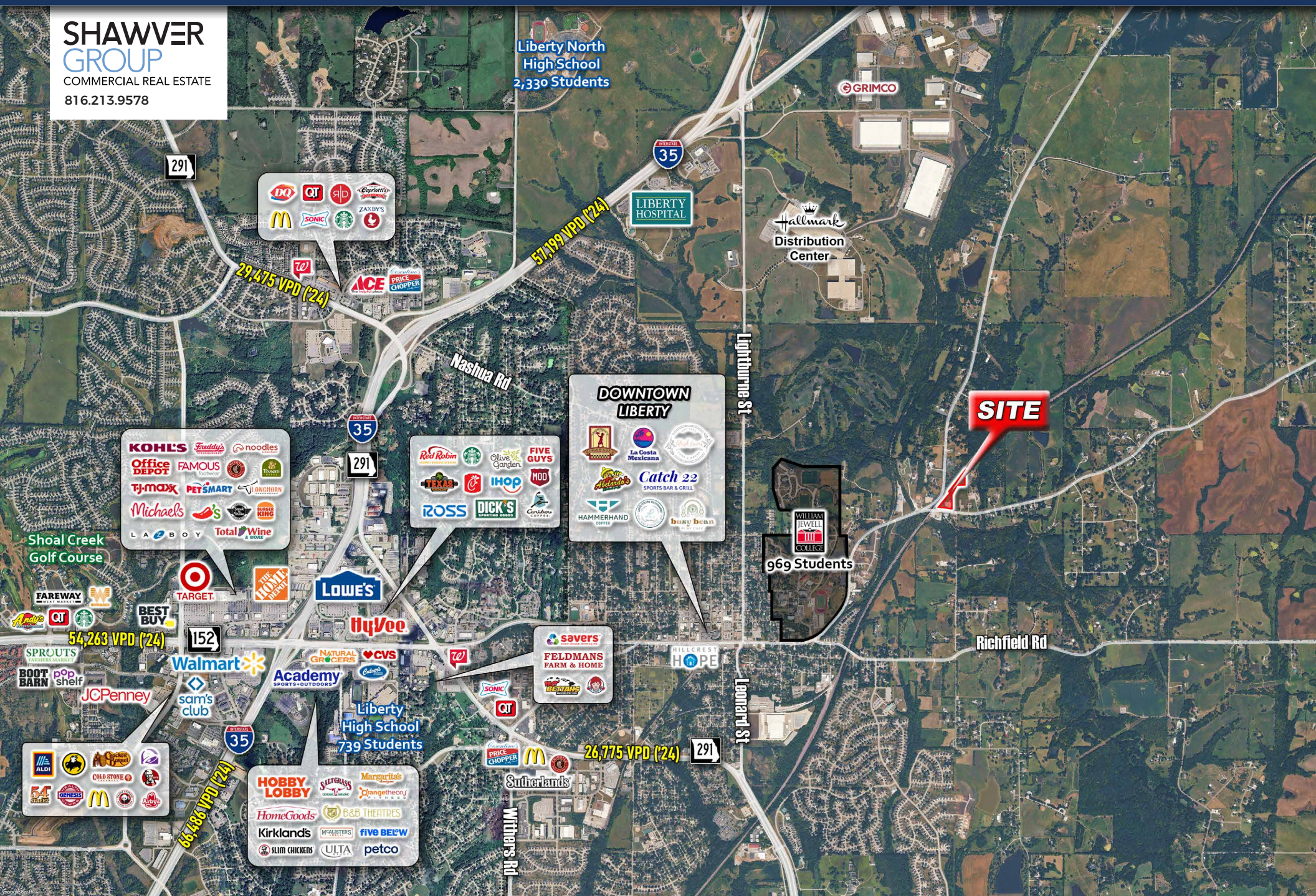
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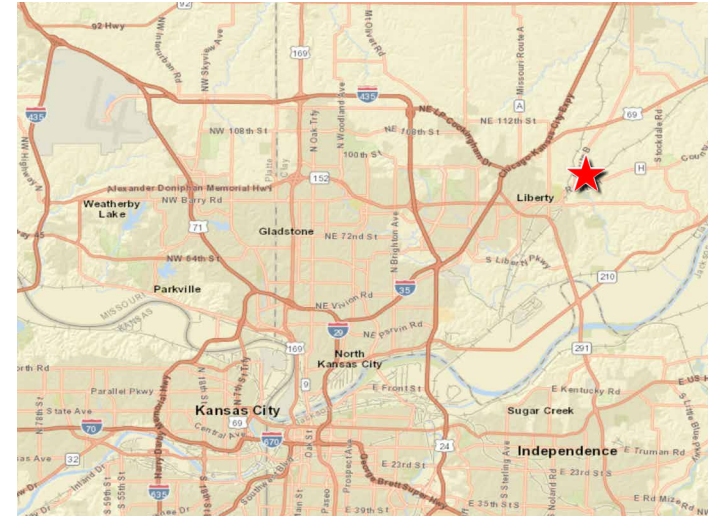
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# SITE AERIAL & DEMOS

## INDUSTRIAL BUILDING WITH SEPARATE STORAGE WAREHOUSE

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### DRIVE TIMES

- 4 Miles from I-35
- 17 Miles from Downtown Kansas City
- 20 Miles from the Kansas City Airport

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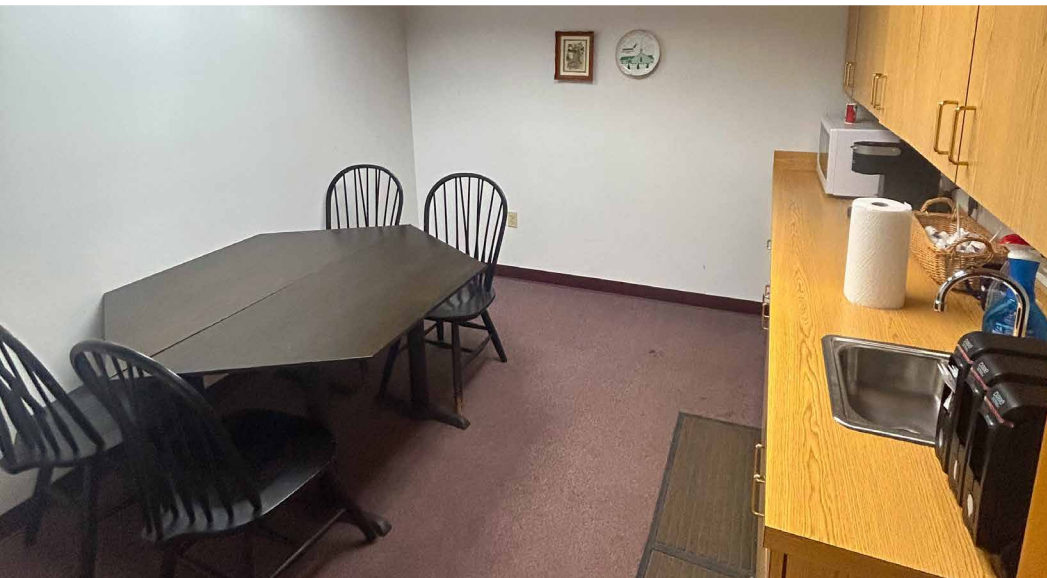
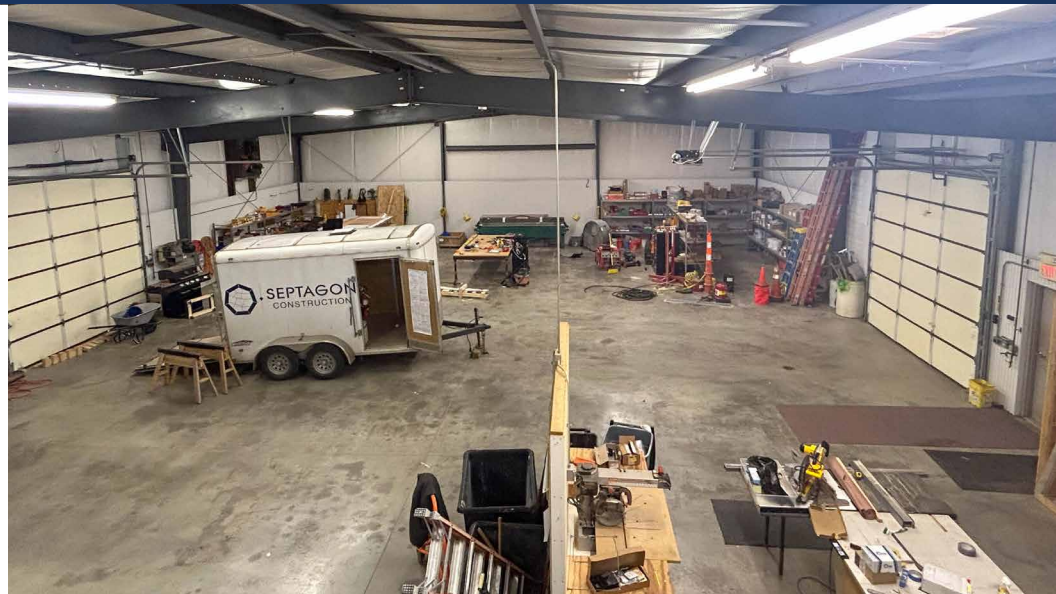
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# SITE PHOTOS

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