

INDUSTRIAL BUILDING WITH SEPARATE STORAGE WAREHOUSE

1250 H Highway, Liberty, MO 64068



ShawverGroup.com
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PROPERTY HIGHLIGHTS

INDUSTRIAL BUILDING WITH SEPARATE STORAGE WAREHOUSE

1250 H Highway, Liberty, MO 64068

LOCATION

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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



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GROUP

COMMERCIAL REAL ESTATE

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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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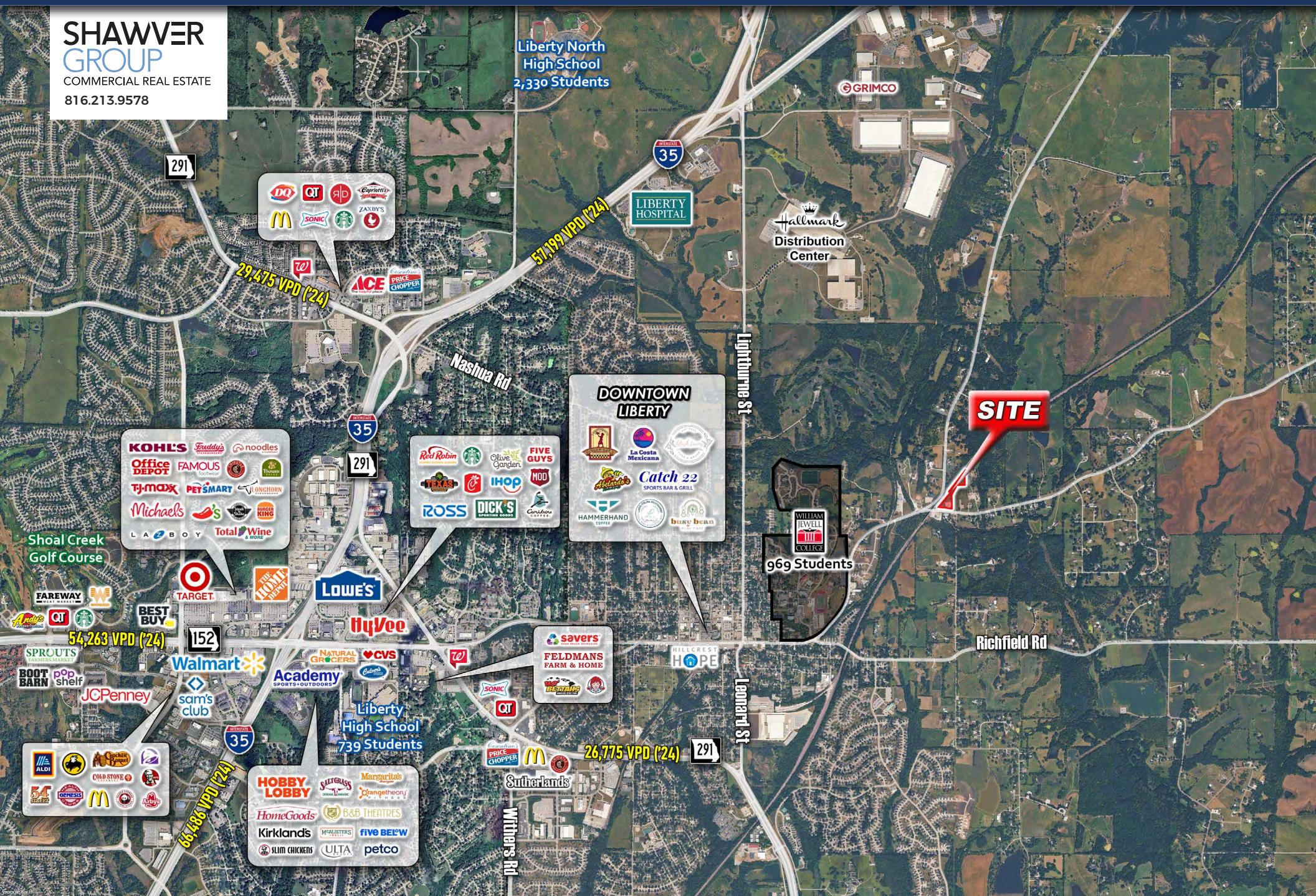
WIDE AERIAL

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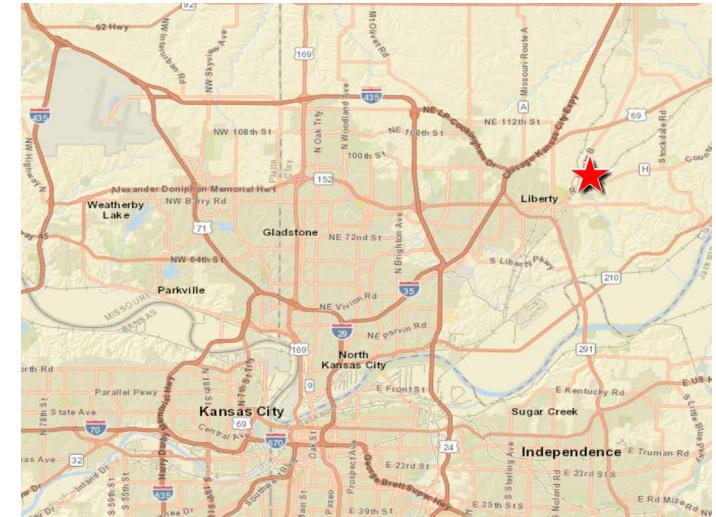
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SITE AERIAL & DEMOS

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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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SITE PHOTOS

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