

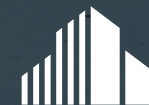
405

S LEONARD ST
LIBERTY, MO



MANUFACTURING/DISTRIBUTION BUILDING

For Lease
67,065 SF, 84,000 SF
or 151,065 SF



**CUSHMAN &
WAKEFIELD**

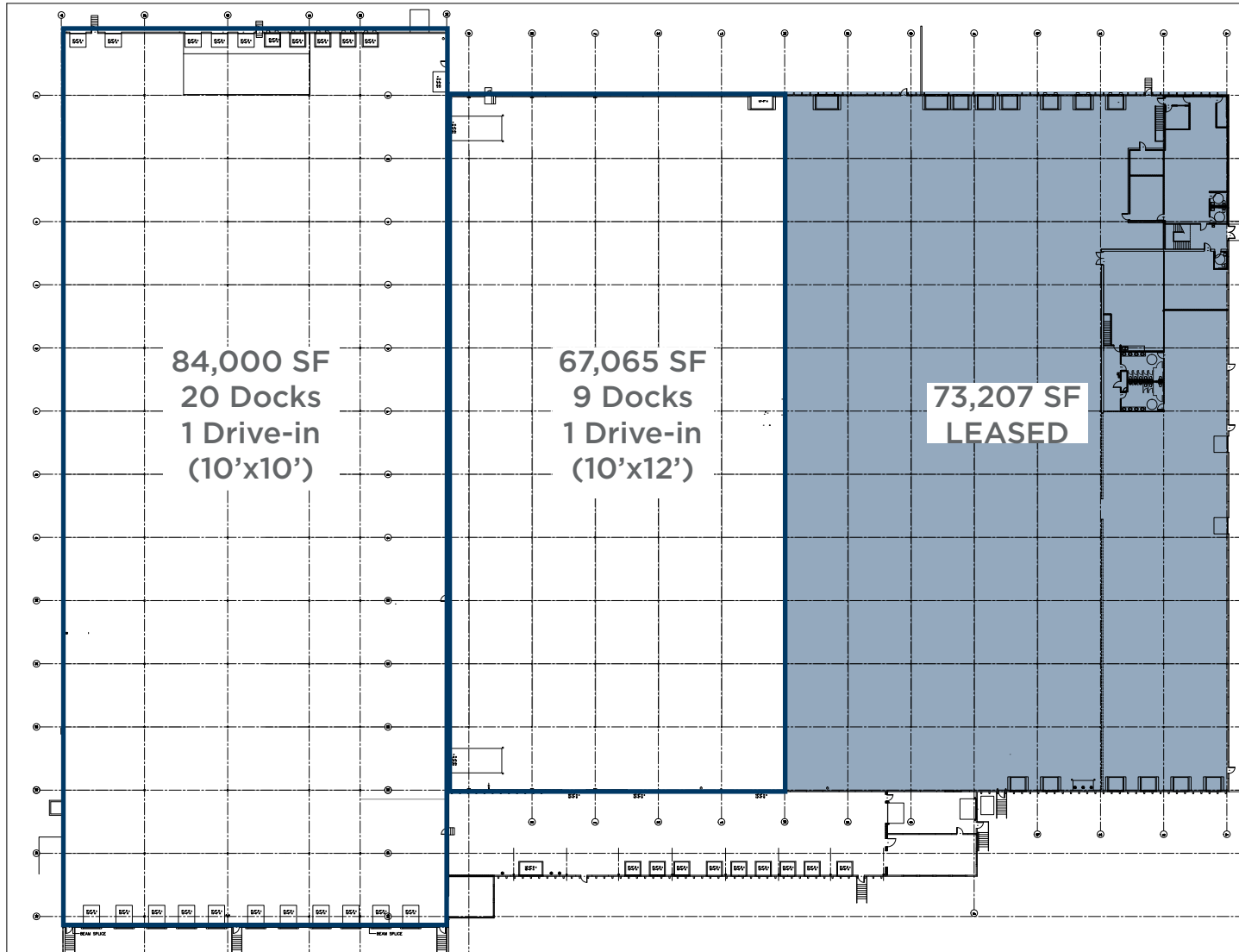
// PROPERTY FEATURES

- Spaces for lease include 67,065 SF, 84,000 SF or 151,065 SF
- 16' - 17' Ceiling height
- LED lighting throughout with motion sensors
- 2 Drive-in Doors (1 - 10' x 12', 1 - 10' x 10')
- 29 - 9' Wide dock doors with 20 - 30,000 lb. pit levelers
- Wet sprinkler (Ordinary Hazard Group II Occupancy modified for skids of large plastic parts stacked to 14')
- 250 KW 277/480V backup generator (Diesel fueled - 600 Amp rated transfer switch)
- Heavy electrical - 480/277V
- Possible outside storage
- Abundant trailer parking
- North half of roof replaced in 2018, South half in 2021
- Office North End - 2,350 SF (middle section 2,000 SF)
- City of Liberty - No E-TAX
- Rate (inquire with broker)
- Net Charges - \$1.05/SF (includes taxes \$0.54/SF, Insurance \$0.34/SF, and CAM of \$0.17/SF)
- 7 Miles from Ford Assembly Plant, excellent location for Ford Suppliers

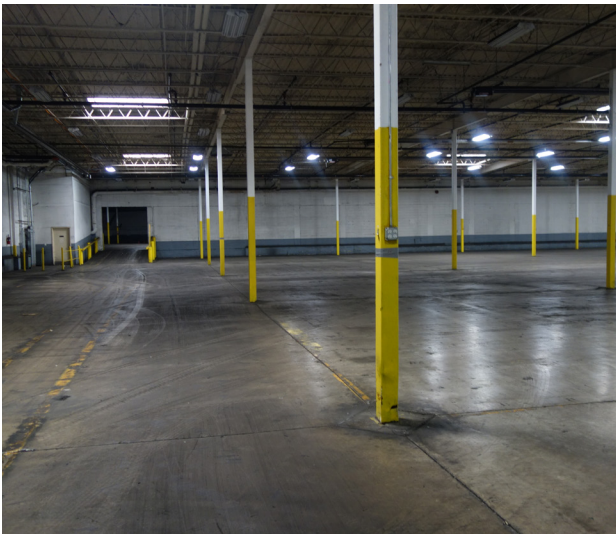


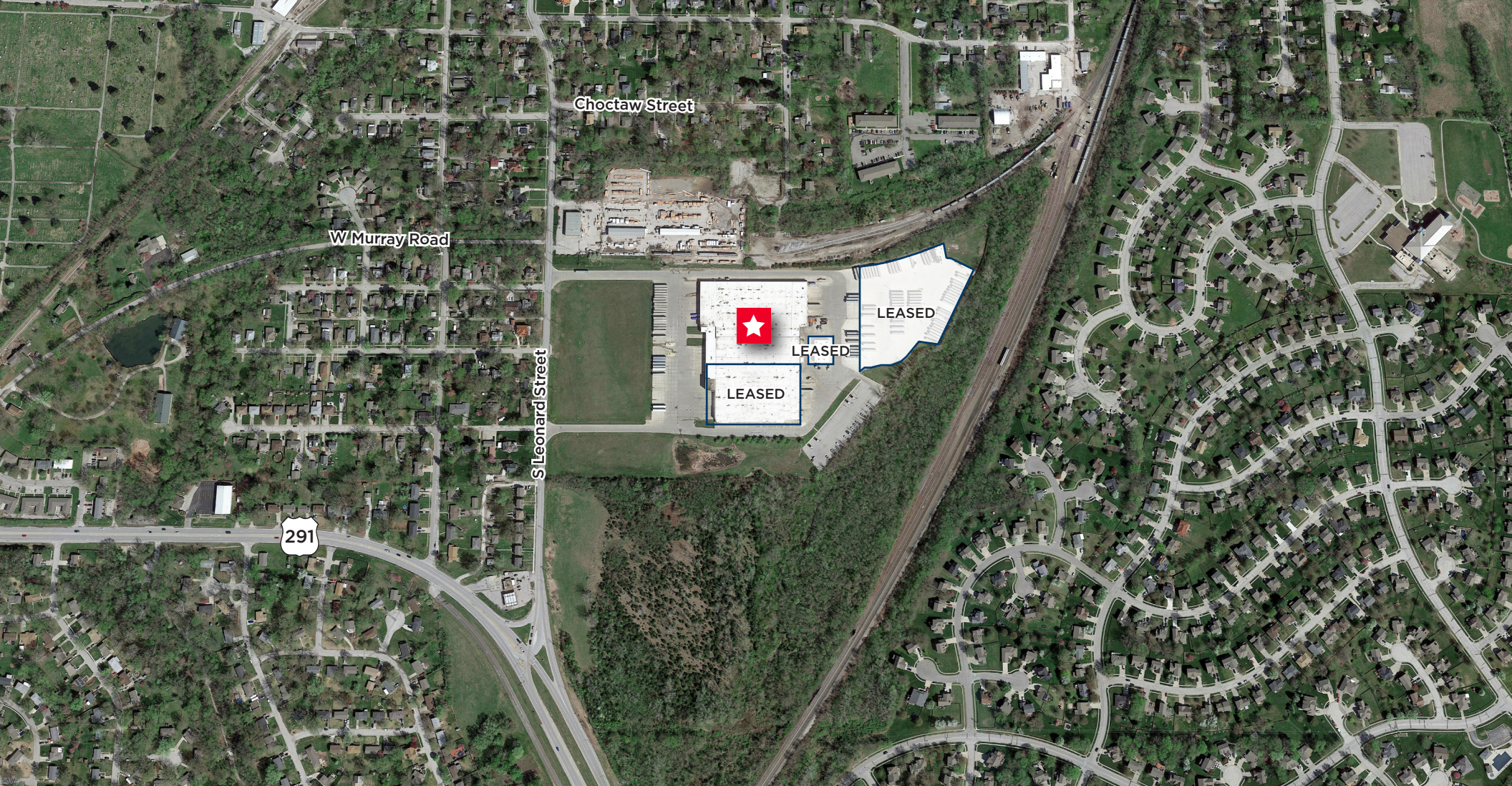
// 405 S LEONARD STREET
Liberty, MO 64068

// FLOOR PLAN



// GALLERY





// AERIAL

405

**S LEONARD ST
LIBERTY, MO**



CONTACT

ALEC BLACKWELL, SIOR
Director
+1 816 412 0242
alec.blackwell@cushwake.com

©2023 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.