

# 3155 W Heartland Drive

Liberty, MO



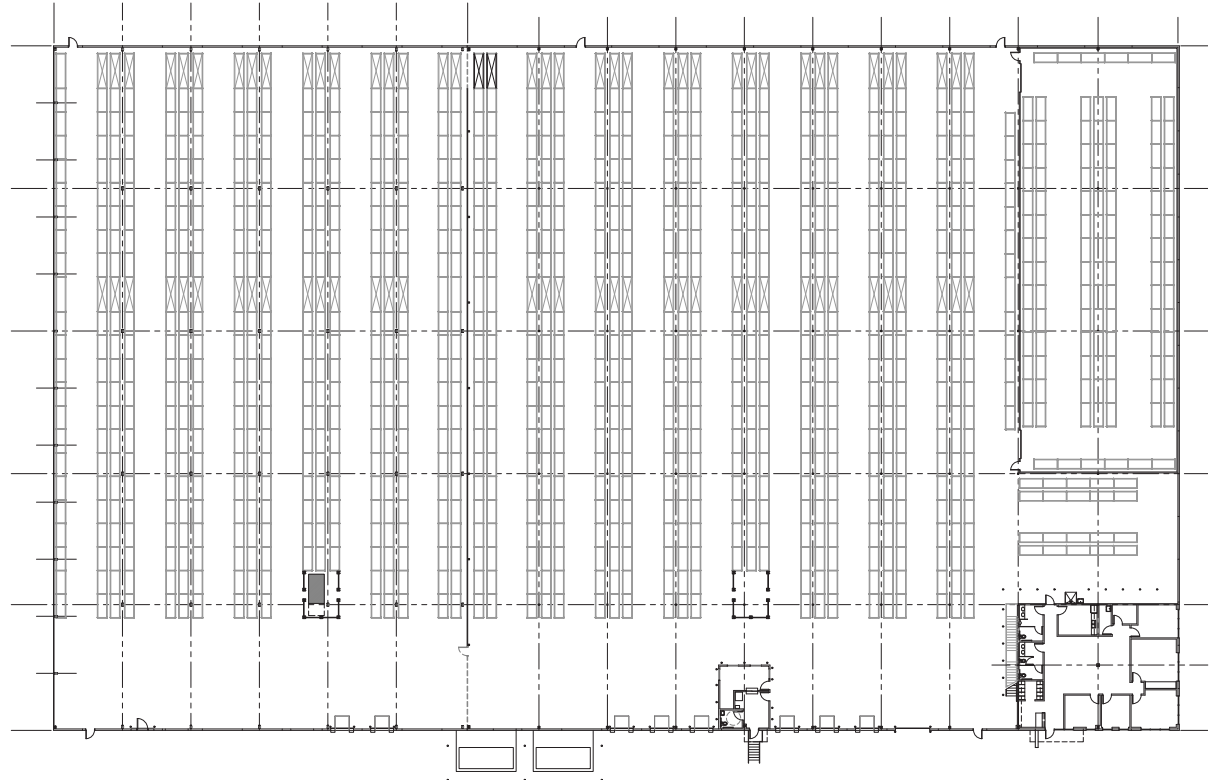
FOR SUBLEASE 95,280 SF



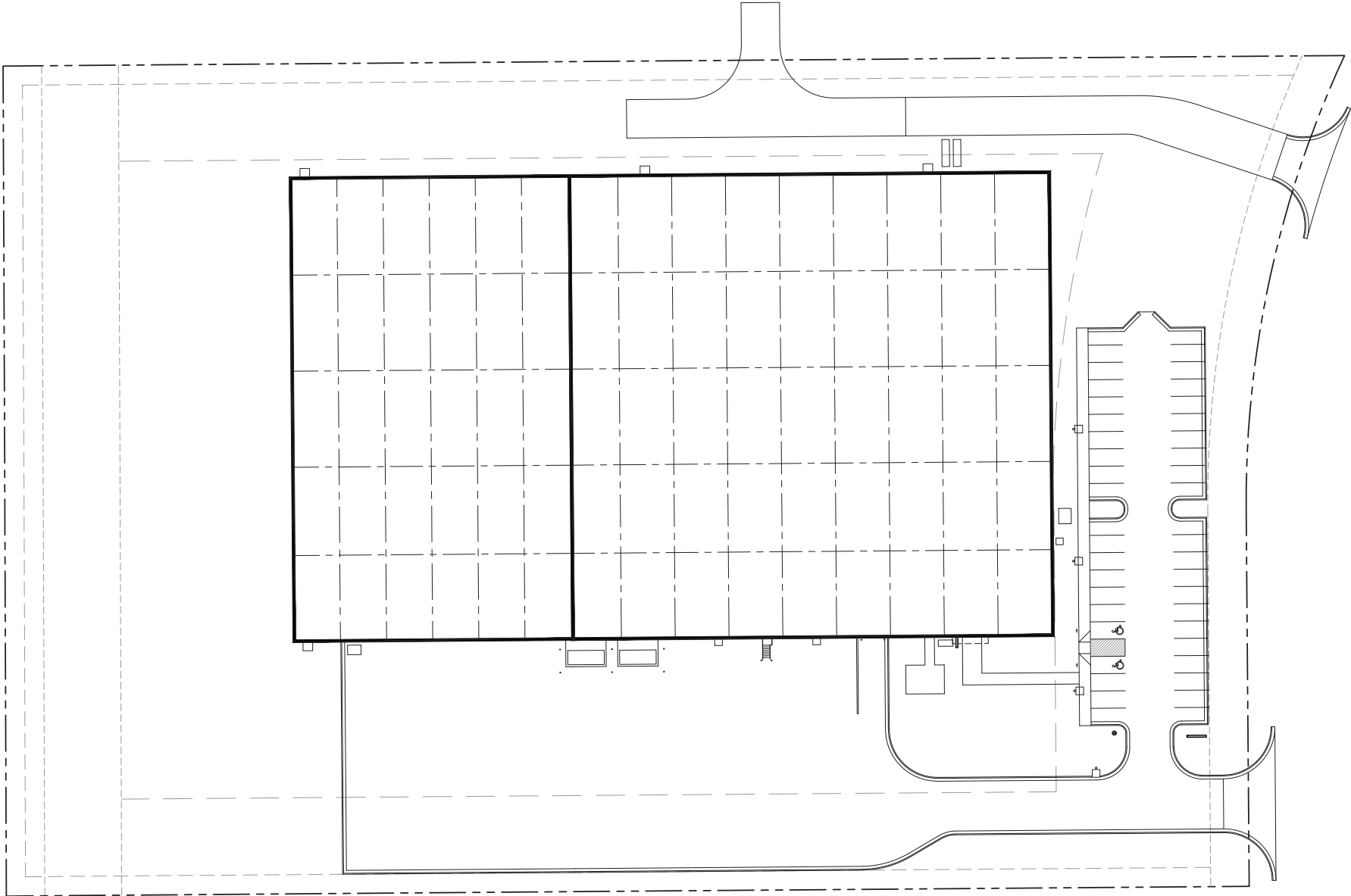
# PROPERTY HIGHLIGHTS

<b>Address:</b>	3155 W Heartland Drive Liberty, MO
<b>Premises:</b>	95,280 SF
<b>Office SF:</b>	2,400 SF (additional 450 SF shipping office in the speed bay)
<b>Loading:</b>	8 Docks (fully equipped with bumpers, shelters, pit levelers, and dock locks) and 1 Drive-in Door (12' x 14')
<b>Clear Height:</b>	24'
<b>Power:</b>	2,100 Amps, 3 Phase
<b>Warehouse:</b>	Fully Air-Conditioned
<b>Sprinkler:</b>	ESFR
<b>Roof:</b>	Standing Seam Metal
<b>Zoning:</b>	Industrial
<b>Lights:</b>	LED
<b>Car Parking:</b>	42 Striped Stalls
<b>Available:</b>	September 1, 2025
<b>Access:</b>	Great Access Via I-35
<b>OPEX:</b>	Taxes: \$1.90 PSF Insurance: \$0.20* PSF CAM: Self Performed
<b>Sublease Term:</b>	Through April 30, 2029

# FLOOR PLAN



# SITE PLAN







3155 W HEARTLAND DRIVE

## CONTACT

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