

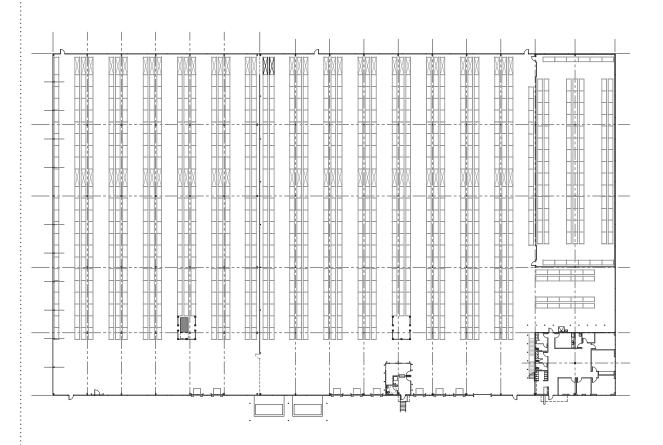


PROPERTY HIGHLIGHTS

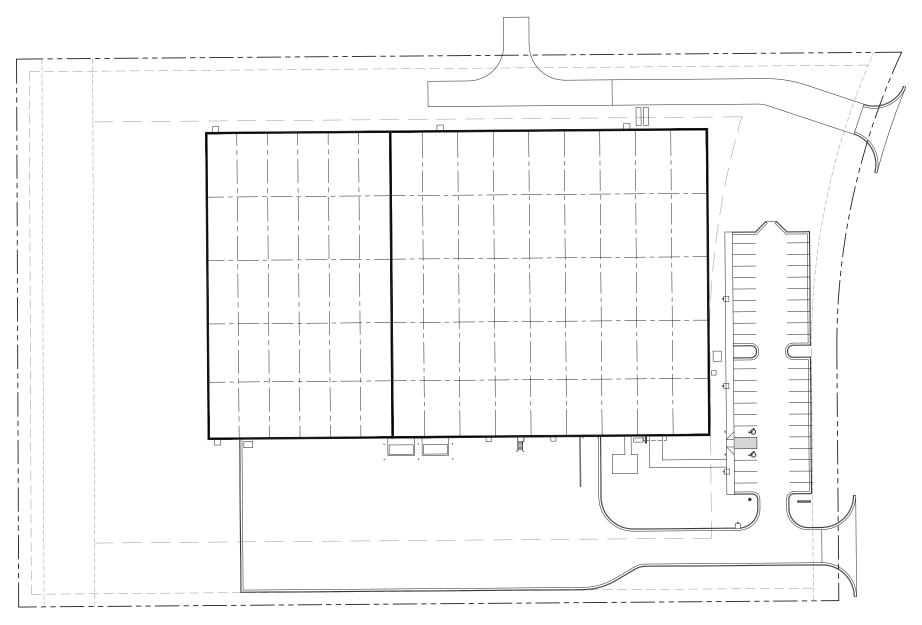
Address:	3155 W Heartland Drive Liberty, MO
Premises:	95,280 SF
Office SF:	2,400 SF (additional 450 SF shipping office in the speed bay)
Loading:	8 Docks (fully equipped with bumpers, shelters, pit levelers, and dock locks) and 1 Drive-in Door (12' x 14')
Clear Height:	24'
Power:	2,100 Amps, 3 Phase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

Sublease Term: Through April 30, 2029

FLOOR PLAN



SITE PLAN





CONTACT

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