

# LIBERTY HEARTLAND LOGISTICS CENTER

317,151 SF AVAILABLE AT 1501 SHEPHERD ROAD, LIBERTY, MISSOURI



## Marketed By:



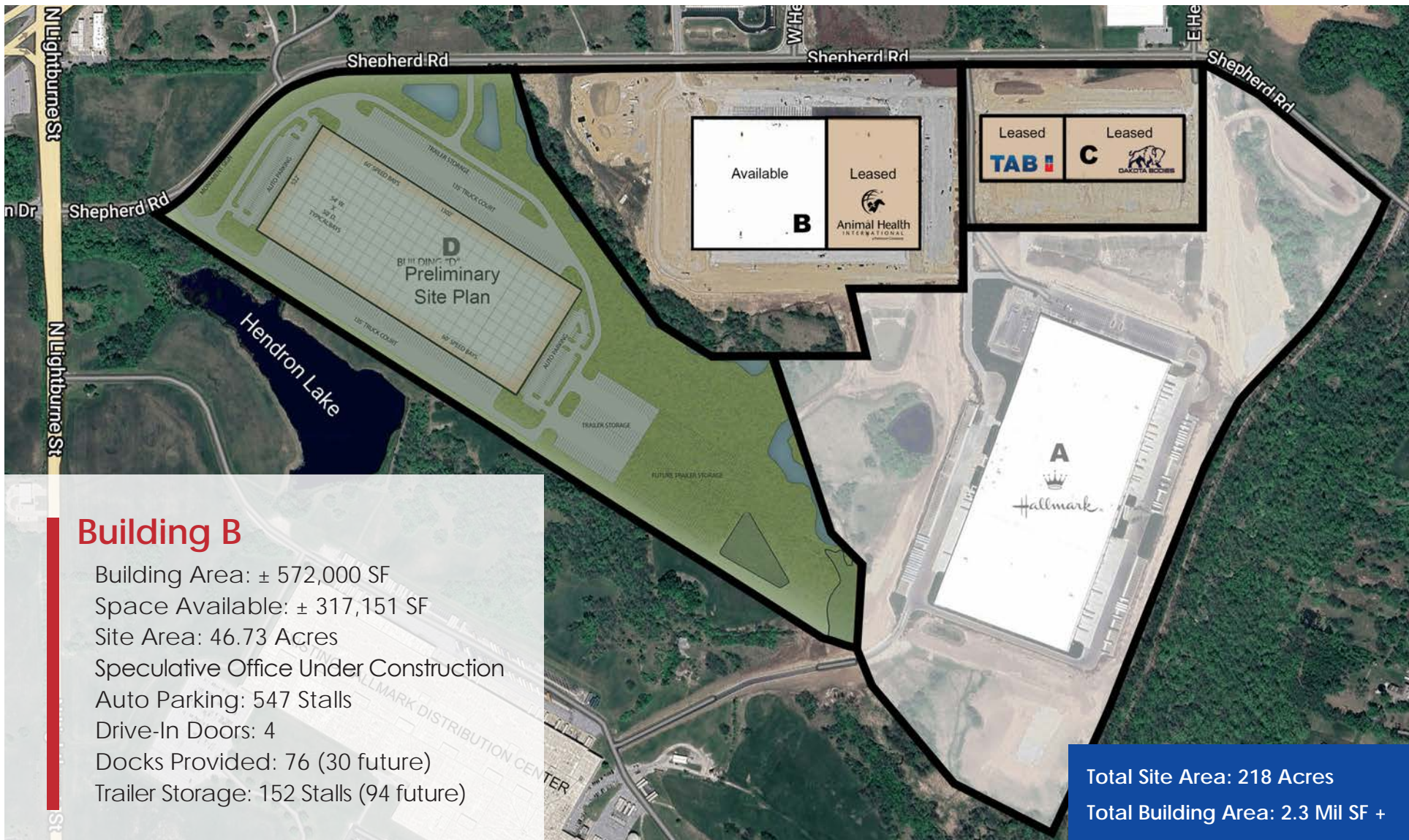
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# Overall Site Plan

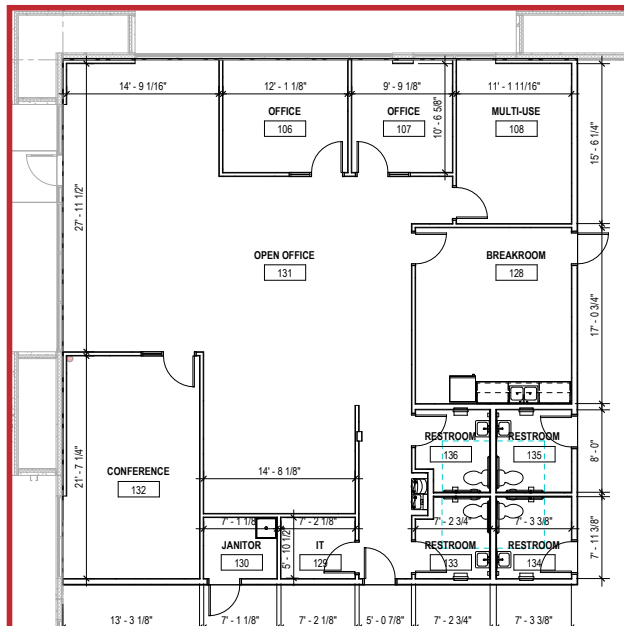


# Building B Details

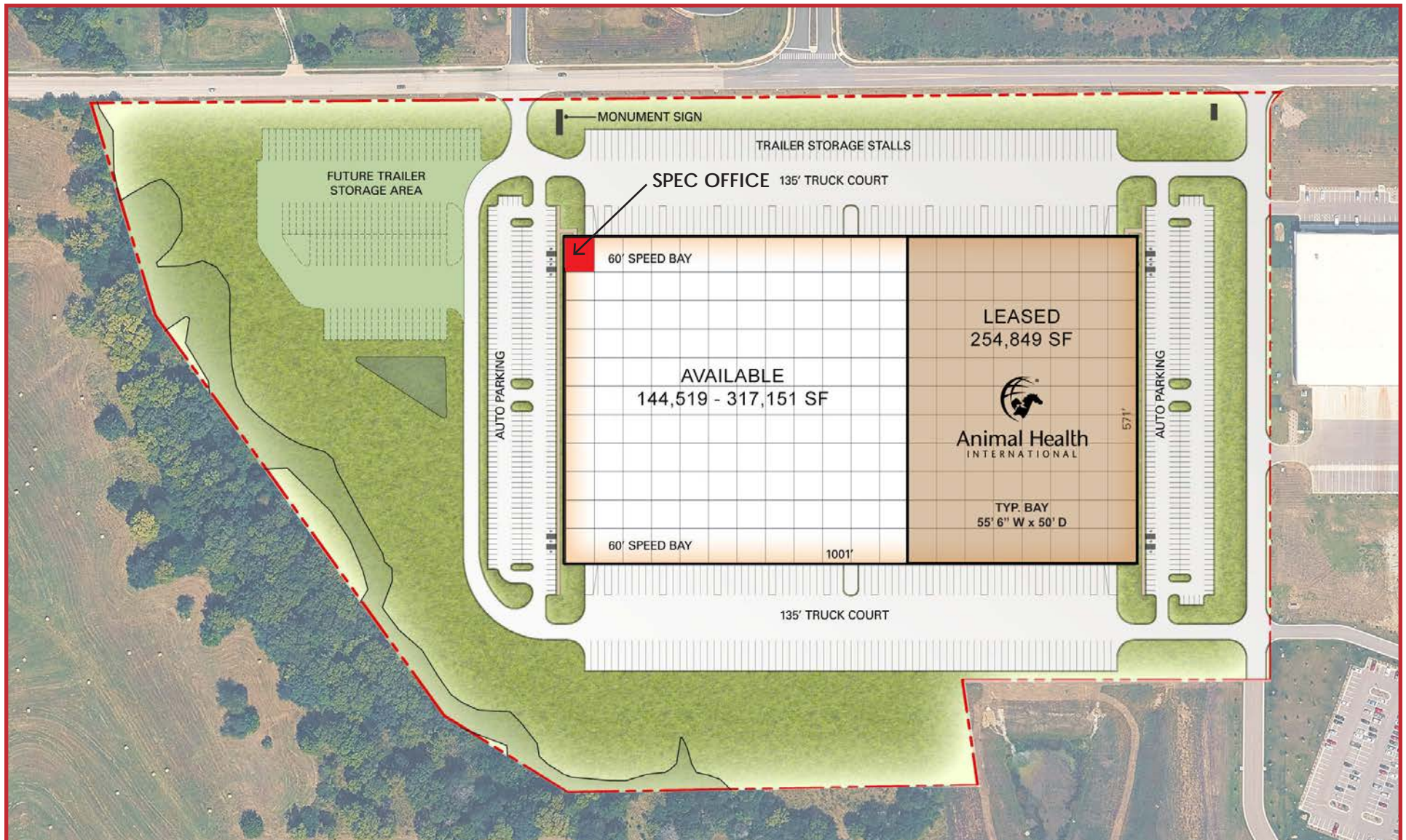
Building Size	± 572,000 SF
Space Available	± 144,519 - 317,151 SF
Land Area	46.73 Acres
Office Area	± 2,550 SF speculative office space under construction
Building Dimensions	571' x 1,001' (±)
Construction	Precast concrete panels and structural steel
Clear Height	36'
Column Spacing	55' 6" W x 50' D typical; 60' D at loading bays
Bay Size	31,690 +/- SF
Loading Dock Positions Available	110 (76 dock position + 30 future dock positions)
Equipped Docks	76 dock positions with manual 9'x10' dock doors, 7'x8' mechanical levelers with 45,000lb capacity, integral dock bumpers and dock seals
Drive In Doors	4 motorized drive in doors
Auto Parking	547
Truck Court	135' total, 60' dock slab
Trailer Storage	152 stalls; 92 potential future remote trailer stalls
Roof	R-20, 60-mil TPO mechanically fastened roof system
Floor	7" unreinforced 4,000 psi concrete slab on 4" of compacted granular fill
Fire Suppression	ESFR
Heating	Gas-fired make-up air units
Lighting	High bay LED fixtures, 30 foot-candle
Windows	Aluminum frame 1" insulated glazing panel clerestory windows
Power	4,000A; 480V 3-phase service to building
Zoning	M-1; Light Industrial District
Electric Service	Evergy
Water	City of Liberty
Gas	Spire
Sewer	City of Liberty



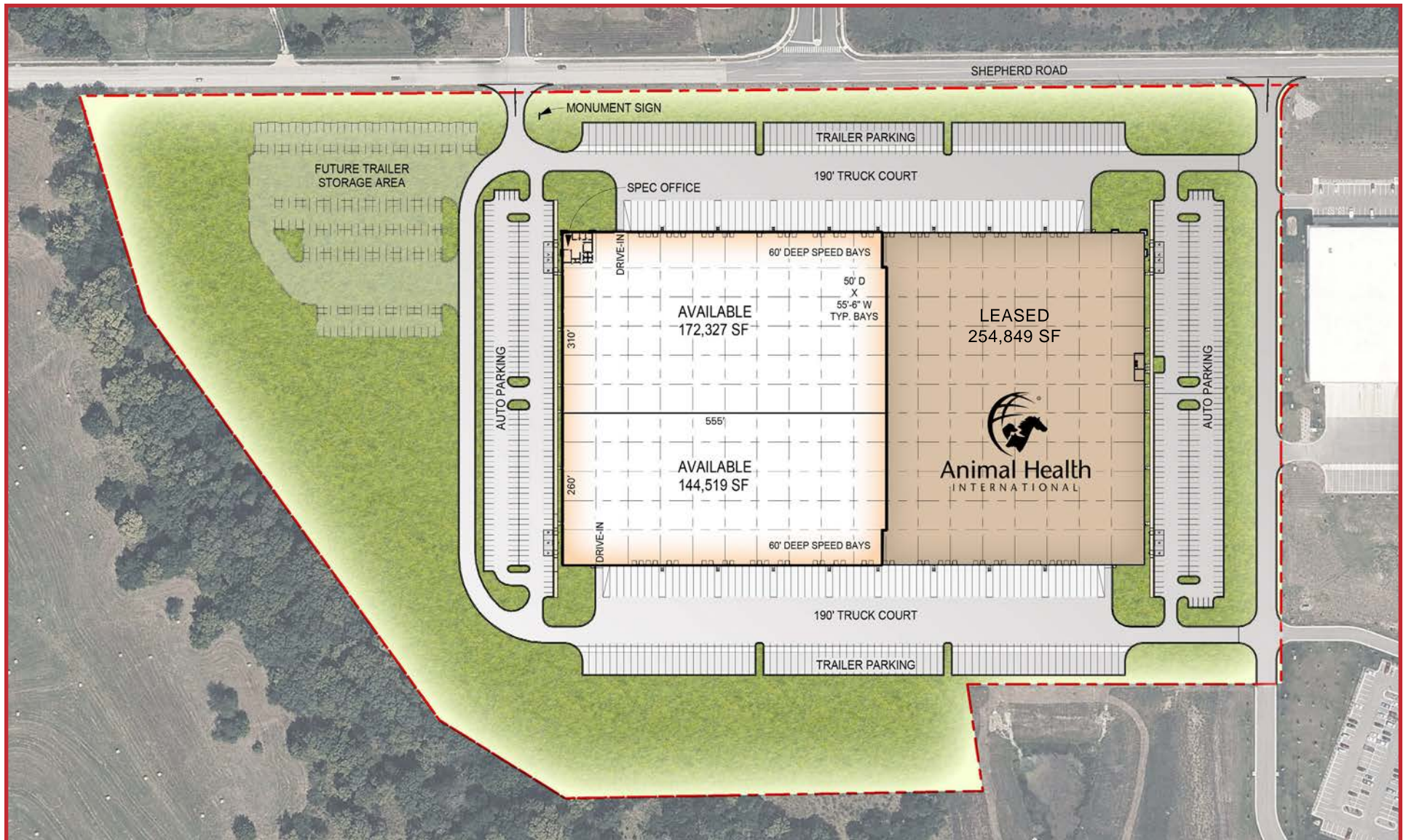
## SPEC OFFICE UNDER CONSTRUCTION



# Building B Site Plan



# Building B Demising Plan



Building B Warehouse Photos

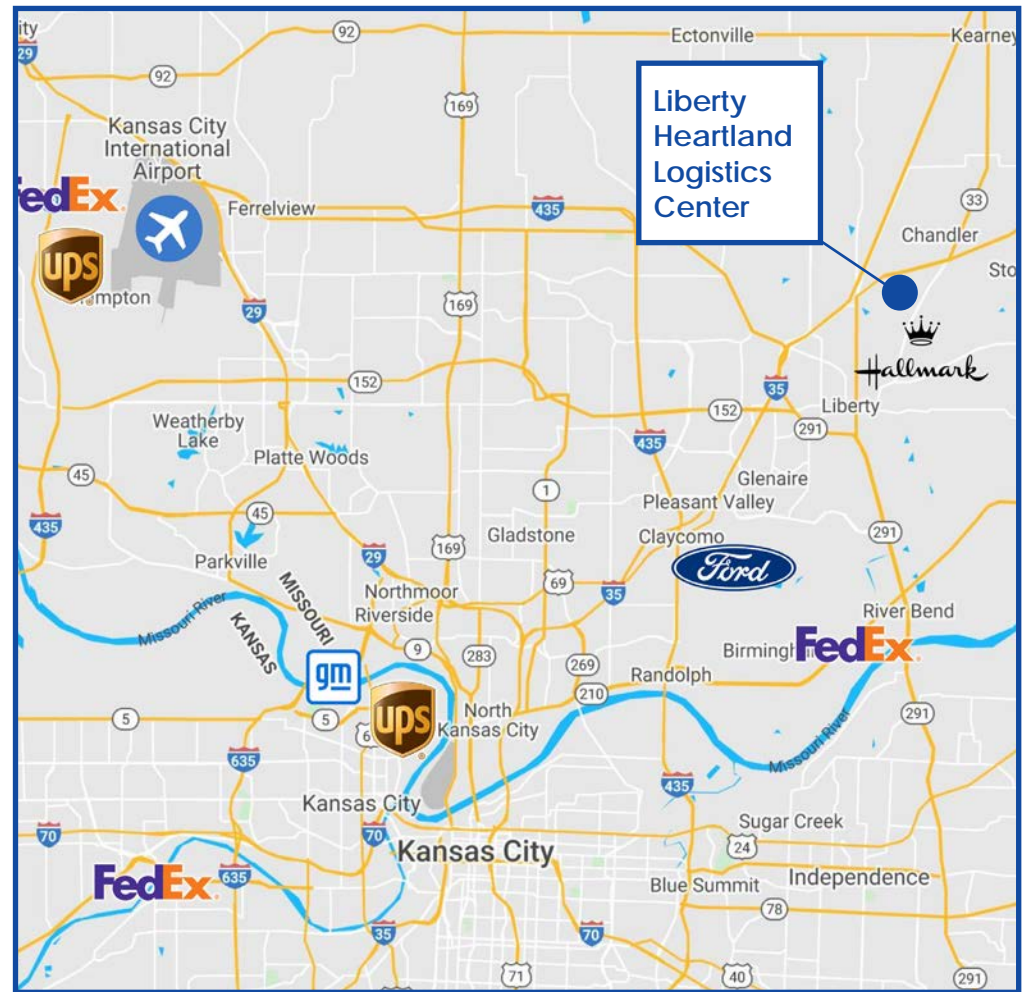


# Building B Office Photos



# Liberty Heartland Logistics Center

- Master Planned For Over 2.3 Million Square Feet
- Speculative Construction
- Building Sizes Ranging From 239,008 To 680,000 Square Feet
- 90% Real Estate Tax Abatement For 10 Years
- Incentives Available From The State Of Missouri



## Why Kansas City

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### Area Amenities

- #1 in USA in industrial transaction growth
- 15th largest industrial US market
- Ecommerce firms can start operations faster in KC than most cities
- 85% of US Population can be reached in 1-2 day truck drive
- FOREIGN TRADE ZONE (FTZ) more space than any other US city
- #2 Auto hub for manufacturing and assembly in USA according to Brookings Institution
- Workforce 150,000+ manufacturing and logistics employees in Kansas City

### Transportation Infrastructure

- Largest rail center in US by tonnage
- On the largest inland waterway
- 4 intermodal parks
- 4 class 1 rail lines
- Located at the intersection of four major U.S. highways
- 30% more interstate miles per capita than any other city in the nation

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