

# 101 W SHRADER

101 W Shrader, Liberty, MO 64068



**Michael Meier, Principal**

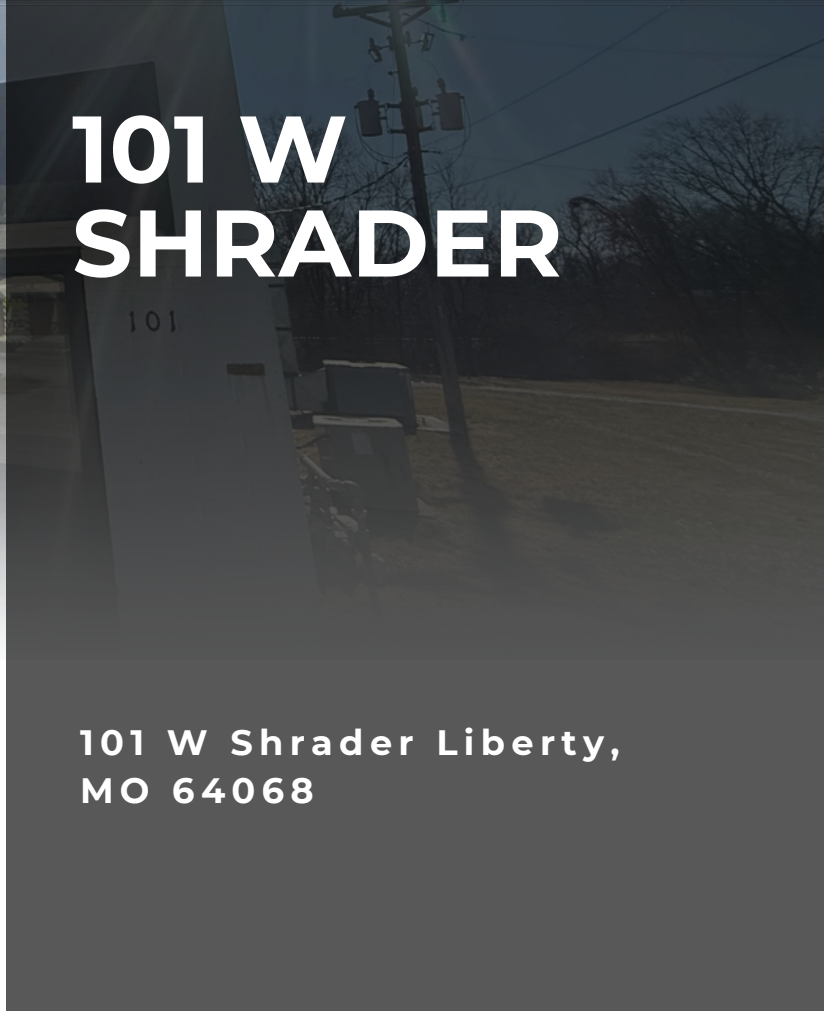
Aristocrat Realty

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## PROPERTY INFORMATION

**Call for Rate**

**PROPERTY ADDRESS**

**101 W Shrader, Liberty, MO 64068**

**YEAR BUILT**

**1977**

**RENTABLE AREA**

**4,100 Sq. Ft.**

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MO 64068**

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



# PROPERTY OVERVIEW

This property is a flex-space building with office and warehouse space, ideal for small scale manufacturing or logistics with opportunity for growth.

On property there is ample parking, 2 high clearance garage doors, a gravel lot that allows for easy truck unloading. Inside the office there is a bull pen area, coffee/break area, epoxy and tile floors, bathrooms, and a private office/conference room. Inside the warehouse there is high clearance ceilings and LED lighting.

Overall, a rare opportunity for a fast-growing business needing a flex space building that meets its logistical, managerial, and industrial needs.



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# PROPERTY PHOTOS



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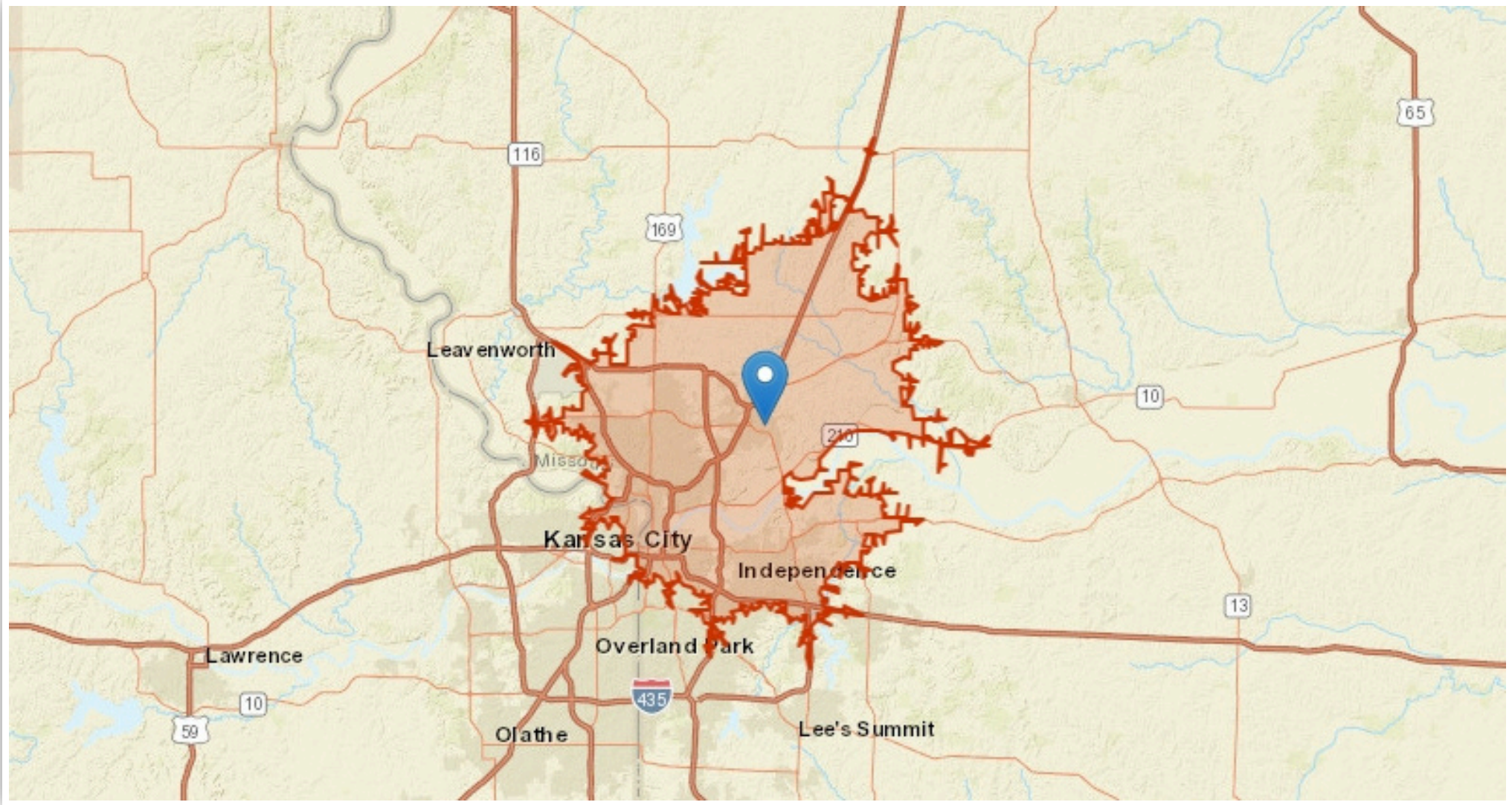
# PROPERTY PHOTOS



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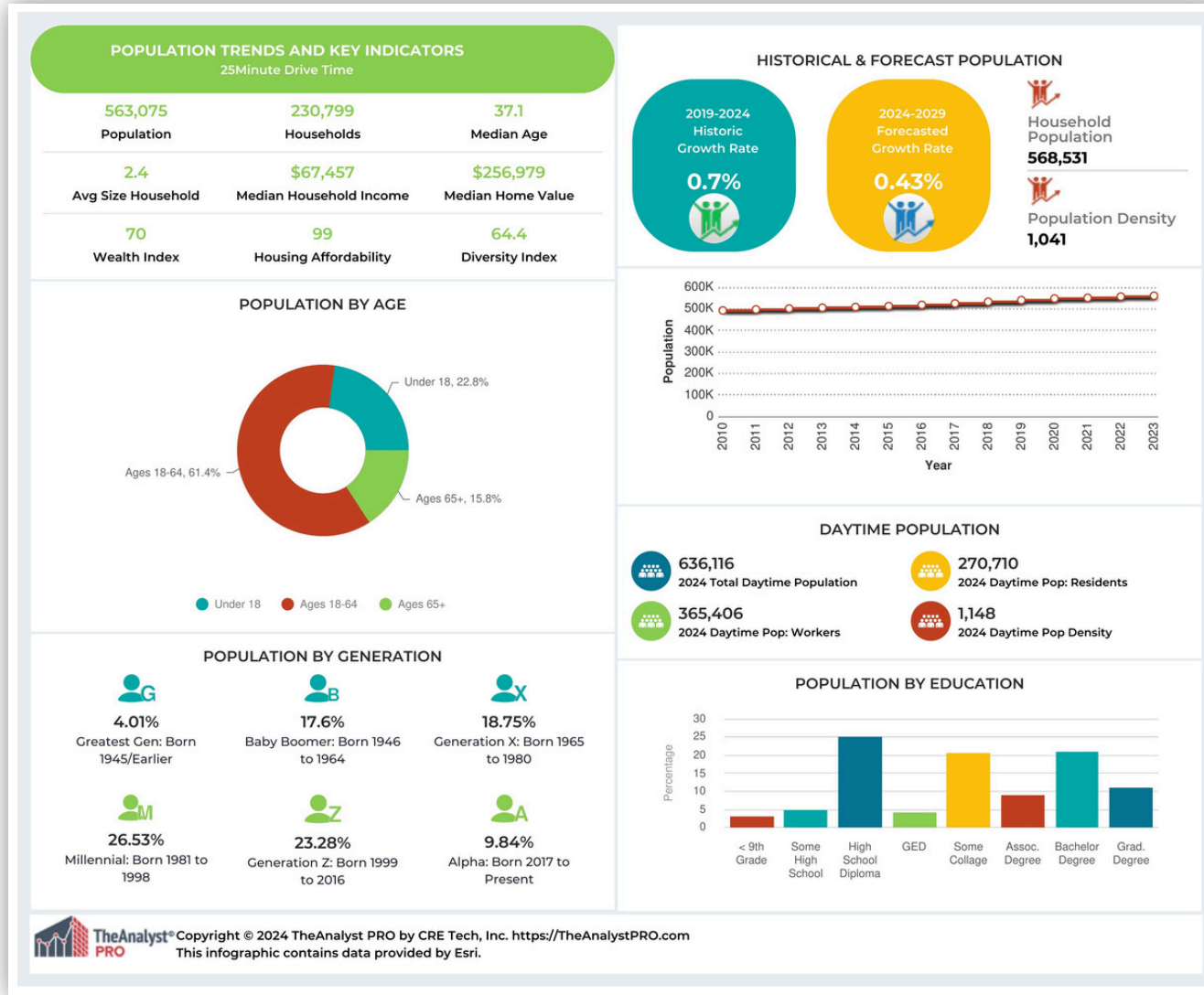


# LOCATION/STUDY AREA MAP (DRIVE TIME: 25 MINUTES)



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# INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 25 MINUTES)



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# CONTACT



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