# 405
## S LEONARD ST
## LIBERTY, MO

**REDUCED LEASE RATE: $4.35 PSF NNN!**

**MANUFACTURING/DISTRIBUTION BUILDING**

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

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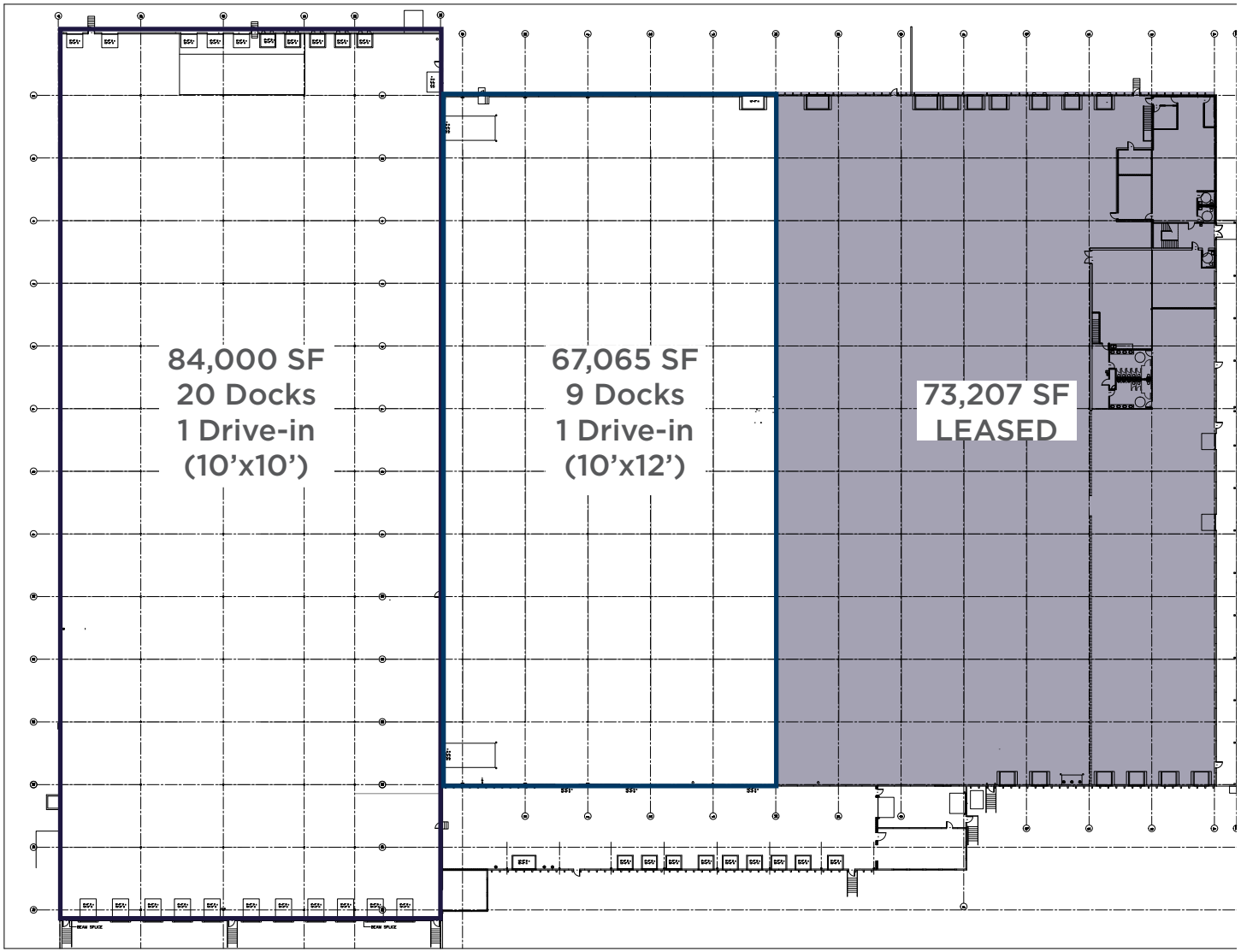
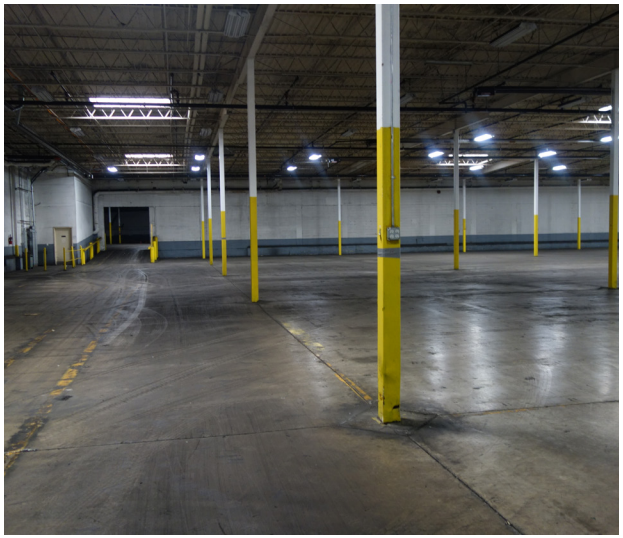
# // PROPERTY FEATURES

- 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: $0.96/SF - includes taxes $0.52/SF, Insurance $0.28/SF, and CAM of $0.16/SF (snow removal self-performed)
- 7 Miles from Ford Assembly Plant, excellent location for Ford Suppliers

# // FLOOR PLAN


84,000 SF
20 Docks
1 Drive-in
(10'x10')
67,065 SF
9 Docks
1 Drive-in
(10'x12')
73,207 SF
LEASED

# // GALLERY



# // AERIAL



**405 S LEONARD STREET**
Liberty, MO 64068

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## CONTACT

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