



Colliers

Accelerating success.

Liberty Logistics Park Building

2551 S Liberty Parkway
Liberty, Missouri

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Building 1

Total Building Size	710,200 SF
Available Space	188,840 SF
Zoning	M-2
Incentives	100% tax abatement for 10 years
Utilities	Electric - Evergy Water/Waste Water - City of Liberty Gas - Spire Gas Communication - AT&T

Lot 3

Total Lot Size	5.41 Acres
Purpose	For lease or build-to-suit

Liberty Logistics Highlights

- Located directly adjacent to Ford Assembly Plant
- Excellent highway access and visibility via U.S. 69 and I-35
- Additional land available for trailer/car parking, outdoor storage
- Abundant retail amenities in close proximity
- Located in Liberty, Missouri (no KCMO e-tax)

Liberty, Missouri Highlights



excellent
workforce/diverse
labor pool

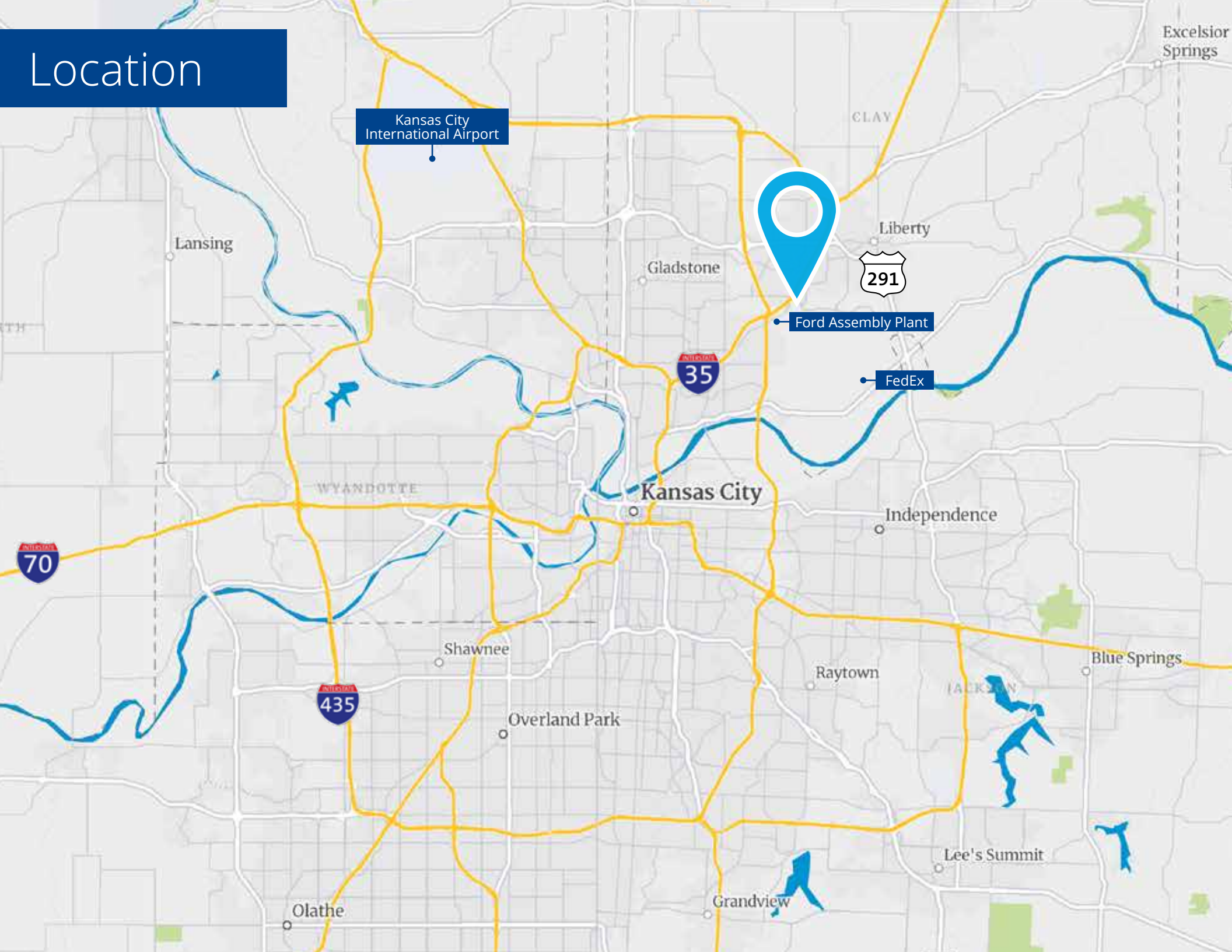


pro-business
community

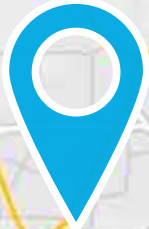


active economic
development
corporation

Location



Kansas City International Airport



Ford Assembly Plant

FedEx

Excelsior Springs

CLAY

Liberty



Gladstone



Lansing

Kansas City

Independence



WYANDOTTE

Shawnee

Raytown

Blue Springs



Overland Park

JACKSON

Olathe

Grandview

Lee's Summit

Available Space

NE Pleasant Valley Road

Liberty Drive



Garrison Road

Building 1 Features

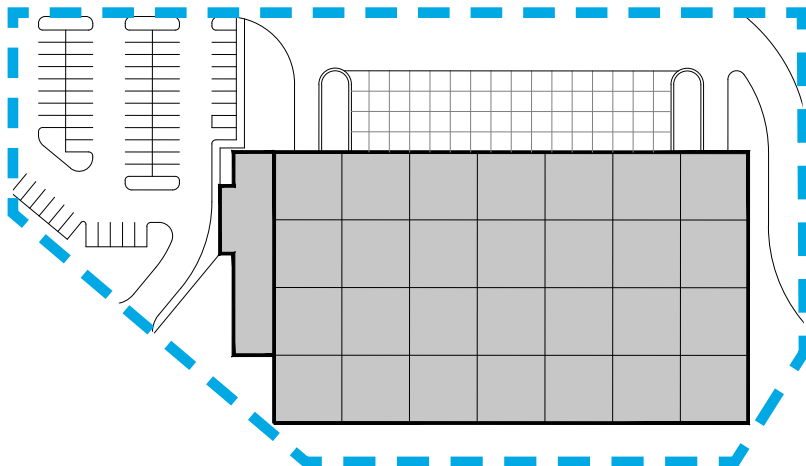
Building Size	710,200± SF (570' x 1298')
Available Space	188,840 SF (260' x 727')
Office	Build-to-Suit
Column Spacing	50'x52' with 60' speed bay
Clear Height	36'
Land	42.809 acres
Roof	60 mil TPO with 20-year warranty
Floor	7" floor thickness unreinforced concrete
Dock Doors	20 existing (16 future) for vacancy
Drive-in Doors	1
Dock Equipment	40,000 lb mechanical levelers; dock seal, bumpers, "z" track guards and swing arm dock lights
Trailer Storage	17 existing (142 future on Lot 3) for vacancy
Parking	236 vehicle stalls
Fire Suppression	ESFR
Heating	High efficiency rooftop make-up air units to maintain minimum 50-degree temperature
Electrical Service	1,000 amps/480v/3ph for vacancy
Lighting	LED
Truck Court	130' with 60' concrete apron
Lease Rate	\$4.50/SF, NNN
Annual Operating Expenses	\$0.28 CAM \$0.00 real estate taxes (10-year abatement) \$0.07 insurance Total - \$0.35/SF

Lot 3



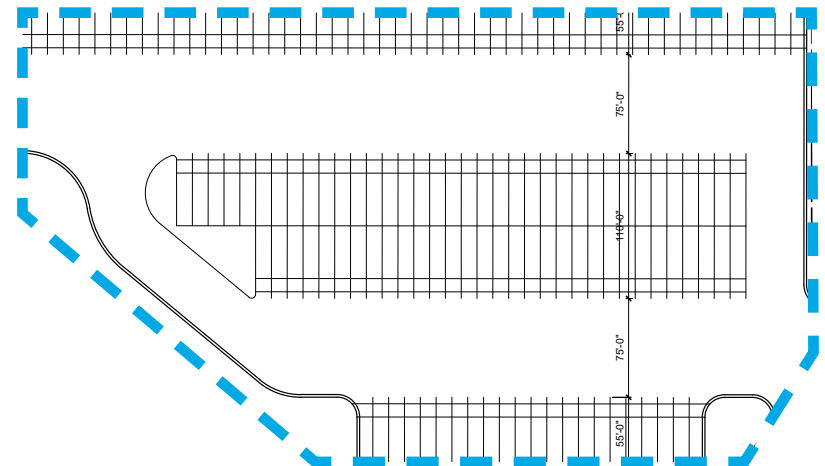
Option 1

Build-to-Suit
72,000 SF building



Option 2

Trailer Parking
142 additional spaces



Liberty Logistics Park



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