

2901 HEARTLAND DRIVE

LIBERTY, MISSOURI 64068

MANUFACTURING/DISTRIBUTION FREESTANDING
FACILITY FOR SALE OR LEASE



Kessinger Hunter

COMMERCIAL REAL ESTATE
INDEPENDENTLY OWNED AND OPERATED

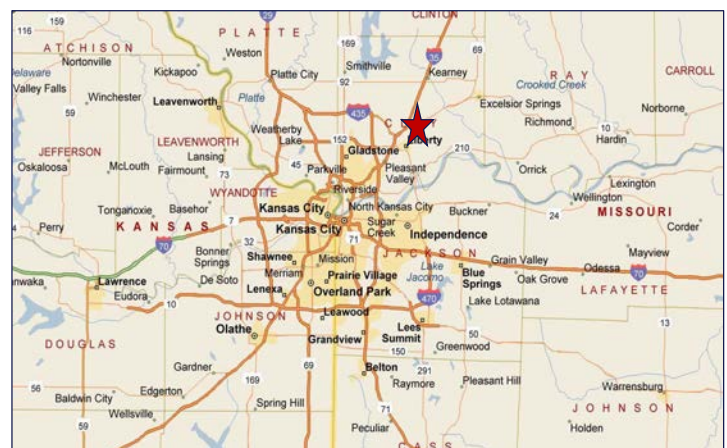
96,687± SF



PROPERTY FEATURES

- Situated 8 miles from Ford Claycomo Plant
- **Cross-dock loading**
- Heavy power
- 100% air-conditioned building
- Excellent manufacturing facility
- High quality office finish (6,300± SF)

PREMISES	96,687± SF
LEASE RATE	\$3.75 PSF Net
SALE PRICE	No asking price provided



For more information, please contact:

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2901 HEARTLAND DRIVE, LIBERTY, MISSOURI 64068

Manufacturing/Distribution Freestanding Facility

For Sale or Lease | 96,687± SF



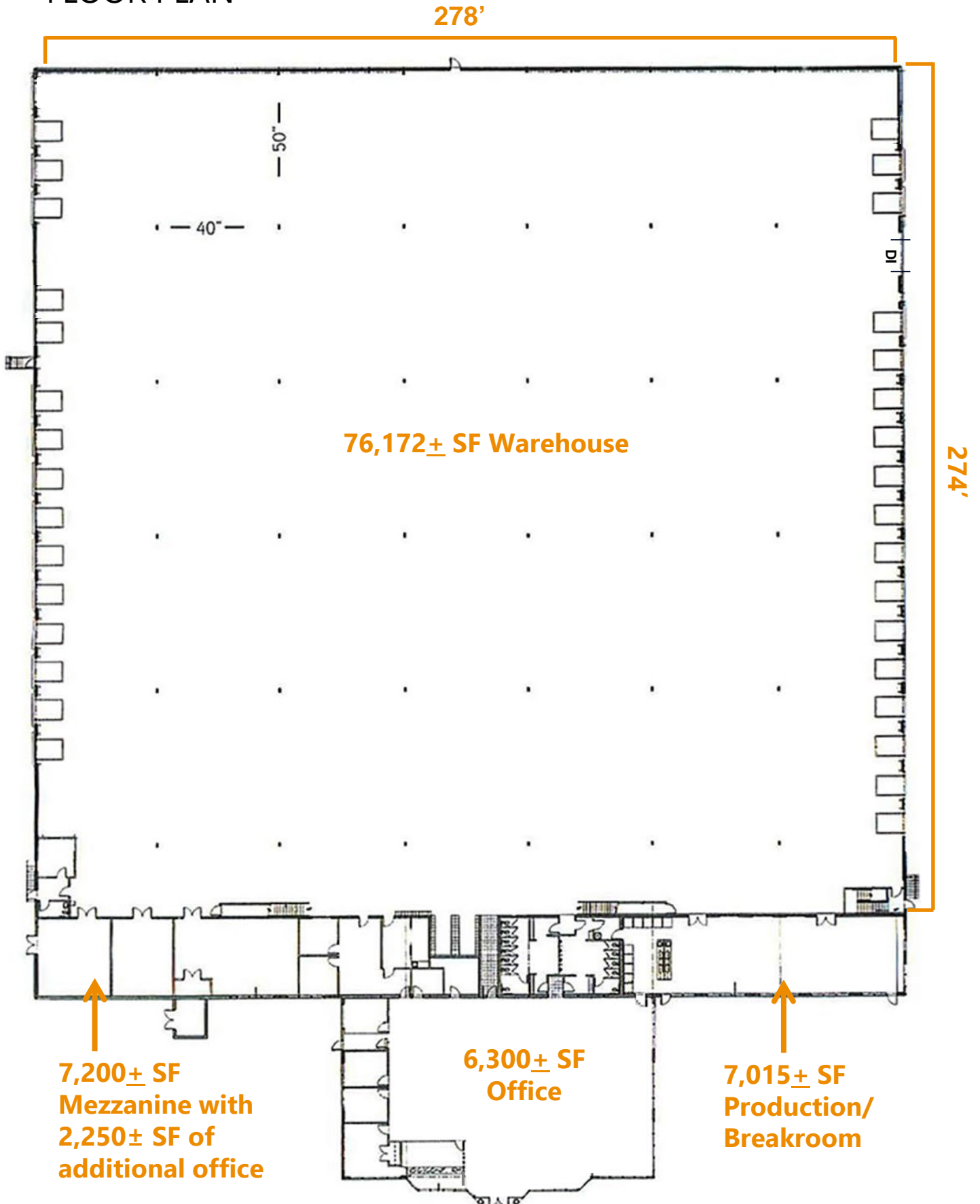
SPECIFICATIONS

Total Building Size:	96,687± SF
Year Built:	1998
Zoning:	M-1 (Industrial)
Building Construction:	Insulated tilt-up concrete
Land Size:	19± acres
Parking:	207 vehicles, 25 trailers
Mezzanine:	7,200± SF with 2,250± of additional office
Office:	6,300± SF
Warehouse/Production/Breakroom:	83,187± SF
Warehouse Heat:	Gas-fired
HVAC:	100% air-conditioned
Warehouse Clear Height:	22' - 24'
Warehouse Loading:	Cross-dock loading 32 (9' x 10') dock-high doors 1 (14'W x 16'H) drive-in door
Levelers:	29 pit levelers
Warehouse Lighting:	Metal halide and T-5
Column Spacing:	50' (N-S) x 40' (E-W)
Warehouse Dimensions:	274' (N-S) x 278' (E-W)
Power:	2000 amp 480V 3-Phase
Roof:	Rubber ballasted
Fire Protection:	Wet sprinkler system
Utilities:	Ameren, Spire, Liberty Water
Taxes:	\$57,000.59/\$.59 PSF
Insurance:	\$0.06± PSF
Comments:	All doors equipped with dock restraints, dock shelters, dock lights and automatic openers. Building is equipped with Johnson Controls Metalysis (Energy Management System) and backup power switch

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FLOOR PLAN



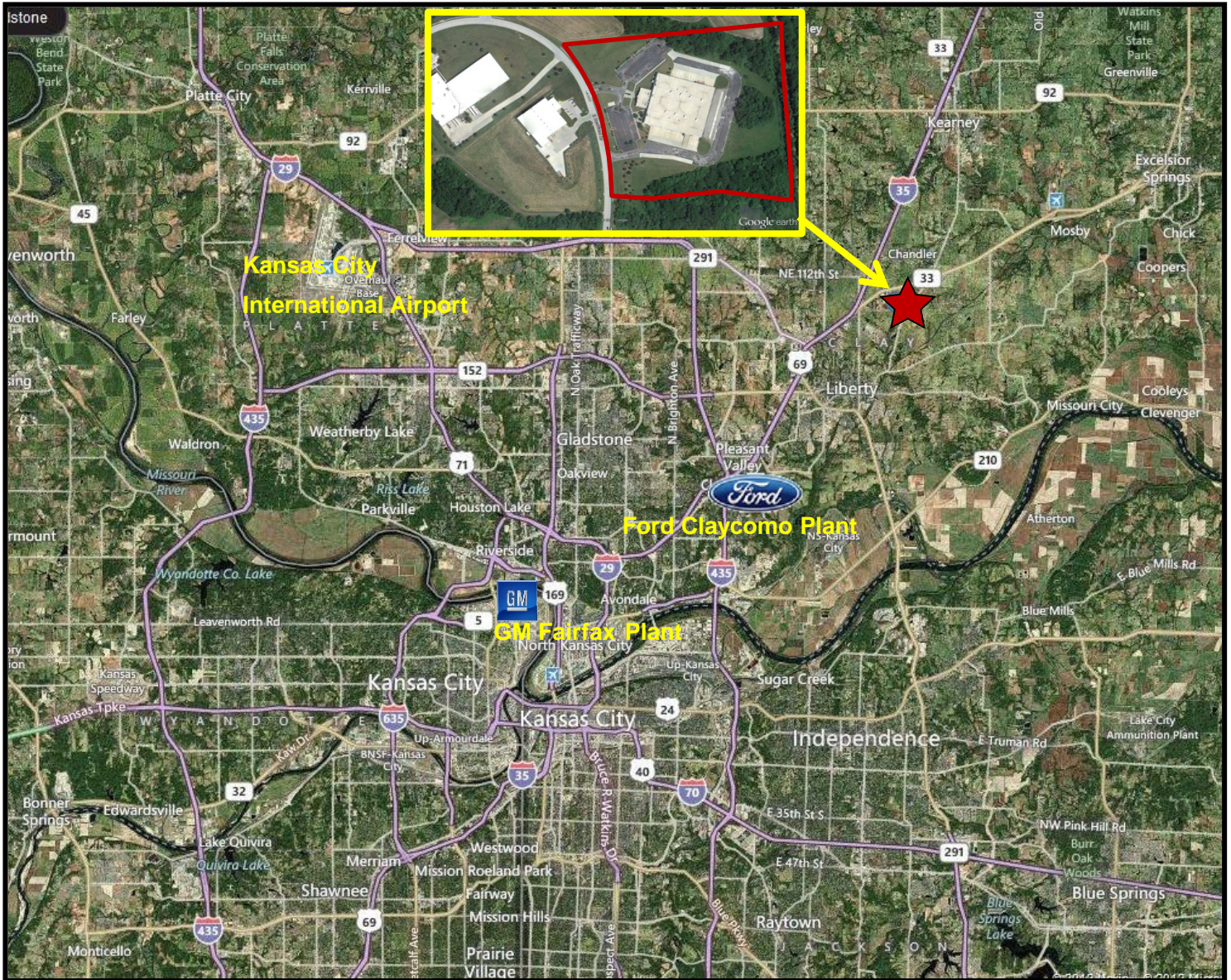
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EST. 1879



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