

HEARTLAND MEADOWS COMMERCE CENTER

3141 W. Heartland Drive
LIBERTY, MISSOURI 64068

est. 1879



KESSINGER HUNTER
commercial real estate

NEW SPEC INDUSTRIAL SPACE FOR LEASE



FEATURES

- State-of-the-Art Construction
- Strong and Growing Labor Market
- Minimum Divisible to 24,000± Square Feet
- Easy Access to I-35
- Established Location at Heartland Meadows Business Park
- 90% Tax Abatement Fixed Schedule for 10 Years

BUILDING SIZE	181,321± SF
AVAILABILITY	Immediately
BASE RENTAL RATE	\$5.50-\$6.50 PSF
LEASE TYPE	NNN
CAM	\$0.40/SF
TAXES	\$0.21/SF
INSURANCE	\$0.08/SF

FOR MORE INFORMATION, PLEASE CONTACT:

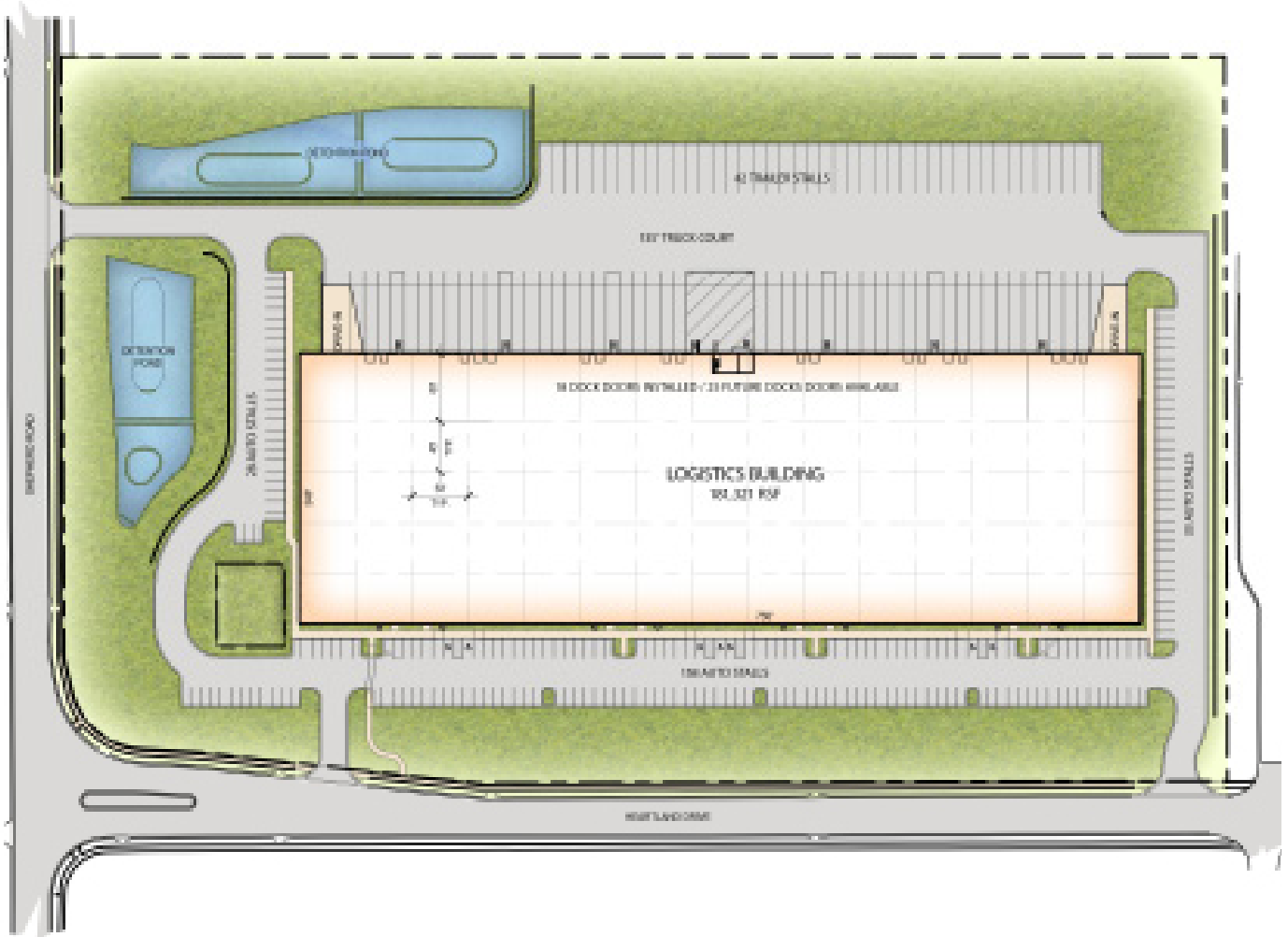
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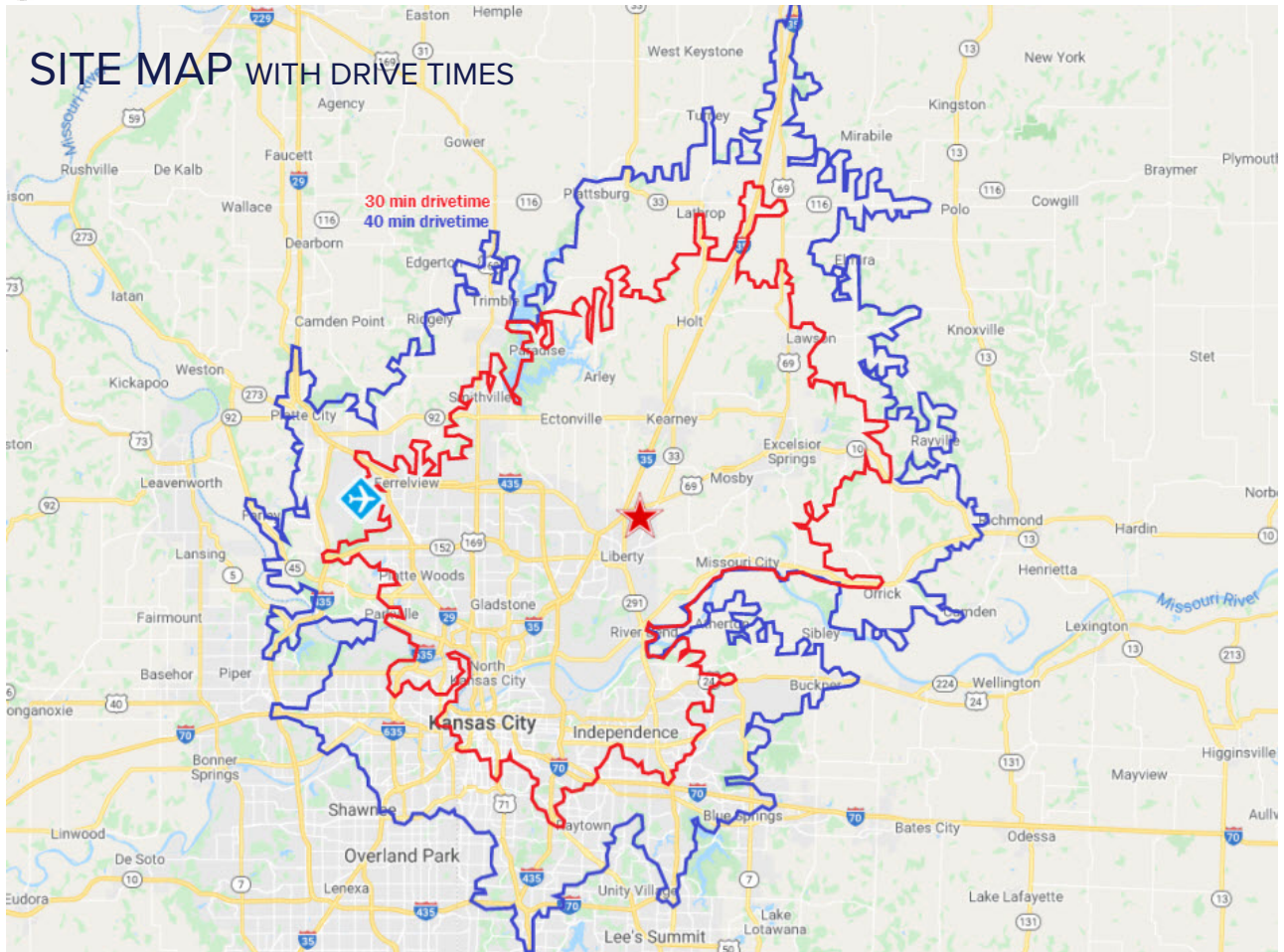
KESSINGER HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
(816) 842-2690
kessingerhunter.com

SPECIFICATIONS

Building Size	181,321± SF
Land Area	15.15± Acre Site
Available Space	181,321± SF
Divisible	24,000± SF
Office Area	Build-to-Suit
Zoning	M-1; Light Industrial District
Building Dimensions	240' x 750'
Construction	Precast Concrete Insulated Wall Panels
Clear Height	32'
Column Spacing	45' x 50' with 60' Staging Bays
Bay Size	12,000± SF
Loading Docks	18 Dock-High Doors (18 Fully Equipped with 35,000 Lb Mechanical Levelers and Bumpers); Potential for up to 28 Additional Dock Positions
Drive-In Doors	2 Drive-In Doors
Parking	219 Auto Stalls
Truck Court	135' Deep
Trailer Storage	Potential for up to 42 Trailer Stalls
Roof	R-20, 45-MIL Mechanically Fastened TPO
Floor	7" Unreinforced 4,000 PSI Concrete Slab
Fire Suppression	ESFR
Heating	Forced Gas Unit Heater
Lighting	LED (Interior and Exterior)
Windows	Aluminum Frame Insulated Glazing Panel Clerestory Windows
Ventilation	4 Fans & Louvers, Interlocked
Power	1,600 AMP 277/480 Volt 3-Phase Service to Building
Electrical Service	Evergy
Water	City of Liberty
GAS	Spire
Sewer	City of Liberty

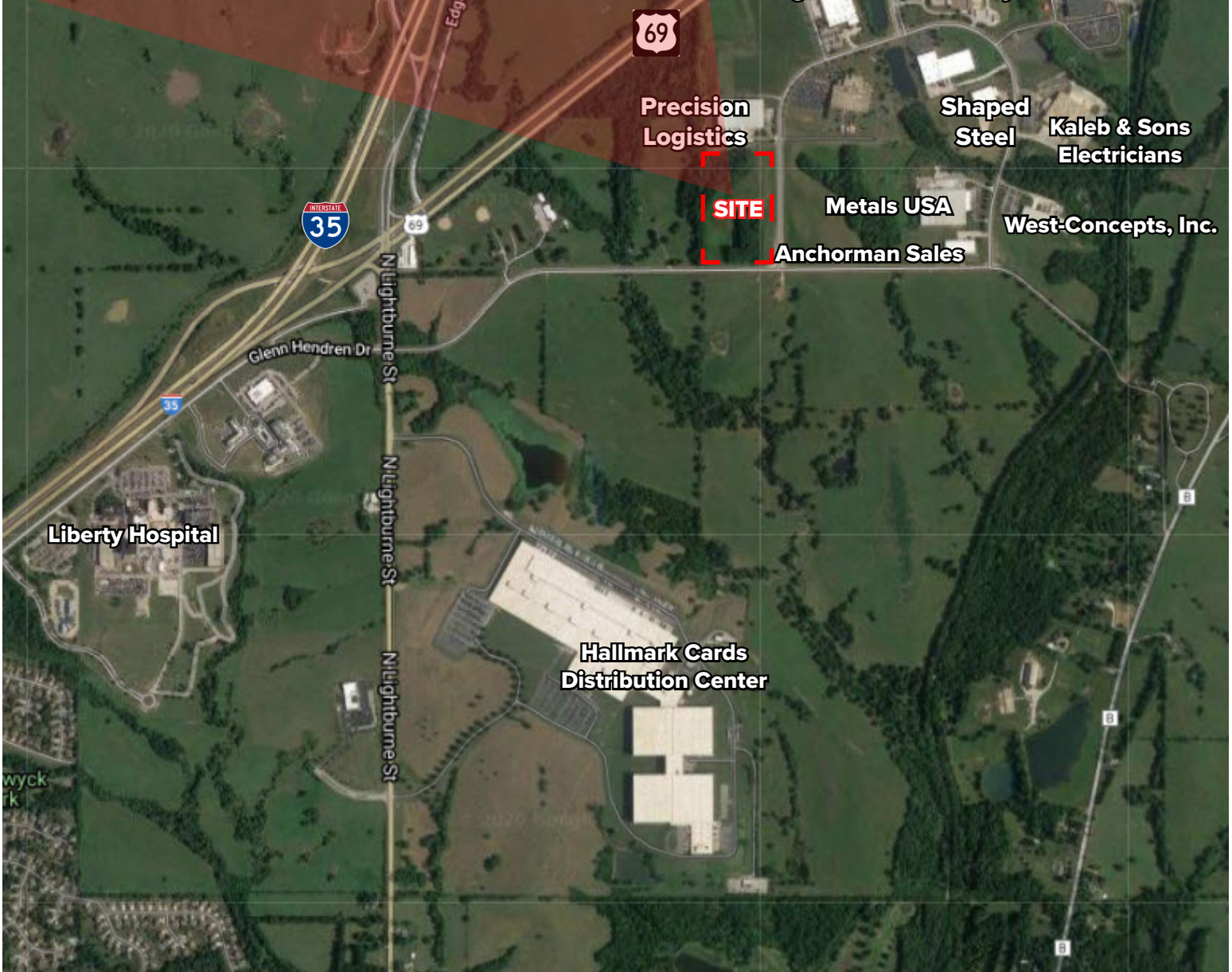


SITE MAP WITH DRIVE TIMES



AERIAL

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