

# 2901 HEARTLAND DRIVE

## LIBERTY, MISSOURI 64068

### INDUSTRIAL FOR SUBLEASE (THROUGH 6/30/19)



# 95,898± SF

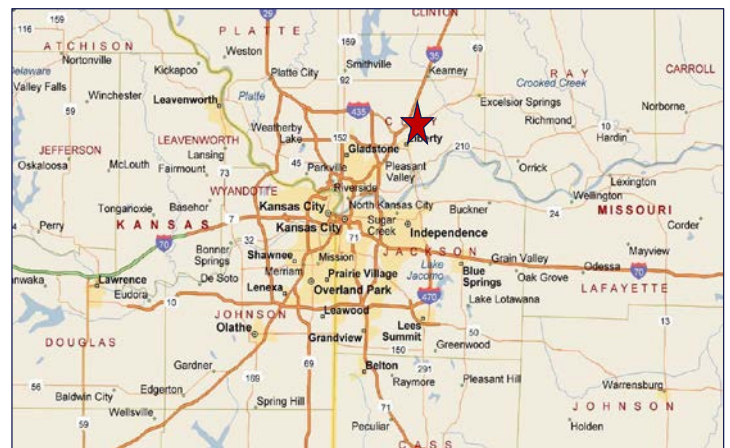


## PROPERTY FEATURES

- 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** 95,898± SF

**LEASE RATE** \$3.75 PSF Net



For more information, please contact:

**PATRICK J. MCGANNON, SIOR**  
Director of Industrial Brokerage  
816.936.8514  
[pmcgannon@kessingerhunter.com](mailto:pmcgannon@kessingerhunter.com)

**ANDY TAYLOR**  
Industrial Brokerage  
816.936.8503  
[ataylor@kessingerhunter.com](mailto:ataylor@kessingerhunter.com)

**KESSINGER/HUNTER & COMPANY, LC**  
2600 Grand Boulevard, Suite 700  
Kansas City, MO 64108  
816.842.2690

[www.kessingerhunter.com](http://www.kessingerhunter.com)

Information subject to verification and no liability for errors or omissions is assumed. Price subject to change. Updated 6/23/16.  
To unsubscribe, please click on the link: [khlistings@kessingerhunter.com](mailto:khlistings@kessingerhunter.com)

2901 HEARTLAND DRIVE, LIBERTY, MISSOURI 64068

Industrial for Lease | 95,898± SF



## SPECIFICATIONS

<b>Total Building Size:</b>	95,898± SF
<b>Year Built:</b>	1998
<b>Zoning:</b>	M-1 (Industrial)
<b>Building Construction:</b>	Insulated tilt-up concrete
<b>Land Size:</b>	19± acres
<b>Parking:</b>	207 vehicles, 25 trailers
<b>Mezzanine/Office:</b>	13,150± SF
<b>Warehouse/Production:</b>	82,748± SF
<b>Warehouse Heat:</b>	Gas-fired
<b>HVAC:</b>	100% air-conditioned
<b>Warehouse Clear Height:</b>	22' - 24'
<b>Warehouse Loading:</b>	Cross-dock loading 32 (9' x 10') dock-high doors 1 (14'W x 16'H) drive-in door
<b>Levelers:</b>	29 pit levelers
<b>Warehouse Lighting:</b>	Metal halide
<b>Column Spacing:</b>	50' (N-S) x 40' (E-W)
<b>Warehouse Dimensions:</b>	274' (N-S) x 278' (E-W)
<b>Power:</b>	2000 amp 480V 3-Phase
<b>Roof:</b>	Rubber ballasted
<b>Fire Protection:</b>	Wet sprinkler system
<b>Utilities:</b>	Ameren, Missouri Gas Energy, Liberty Water
<b>Taxes:</b>	\$0.63±PSF (2015)
<b>Insurance:</b>	\$0.06± PSF
<b>Comments:</b>	All doors equipped with dock restraints, dock shelters, dock lights and automatic openers. Building is equipped with Johnson Controls Metaysis (Energy Management System) and backup power switch

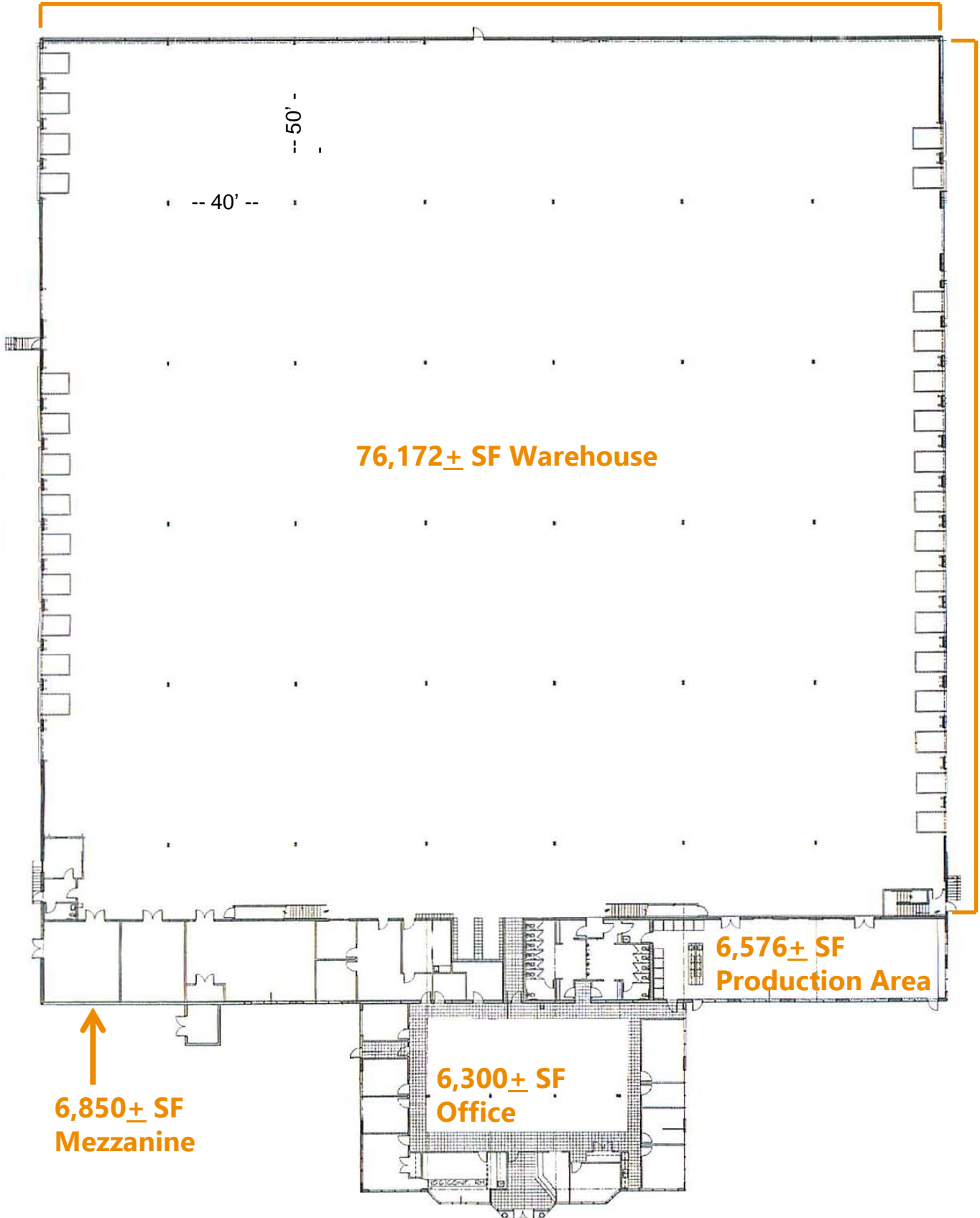
2901 HEARTLAND DRIVE, LIBERTY, MISSOURI 64068

Industrial for Lease | 95,898± SF



FLOOR PLAN

278'



76,172± SF Warehouse

274'

6,576± SF  
Production Area

6,300± SF  
Office

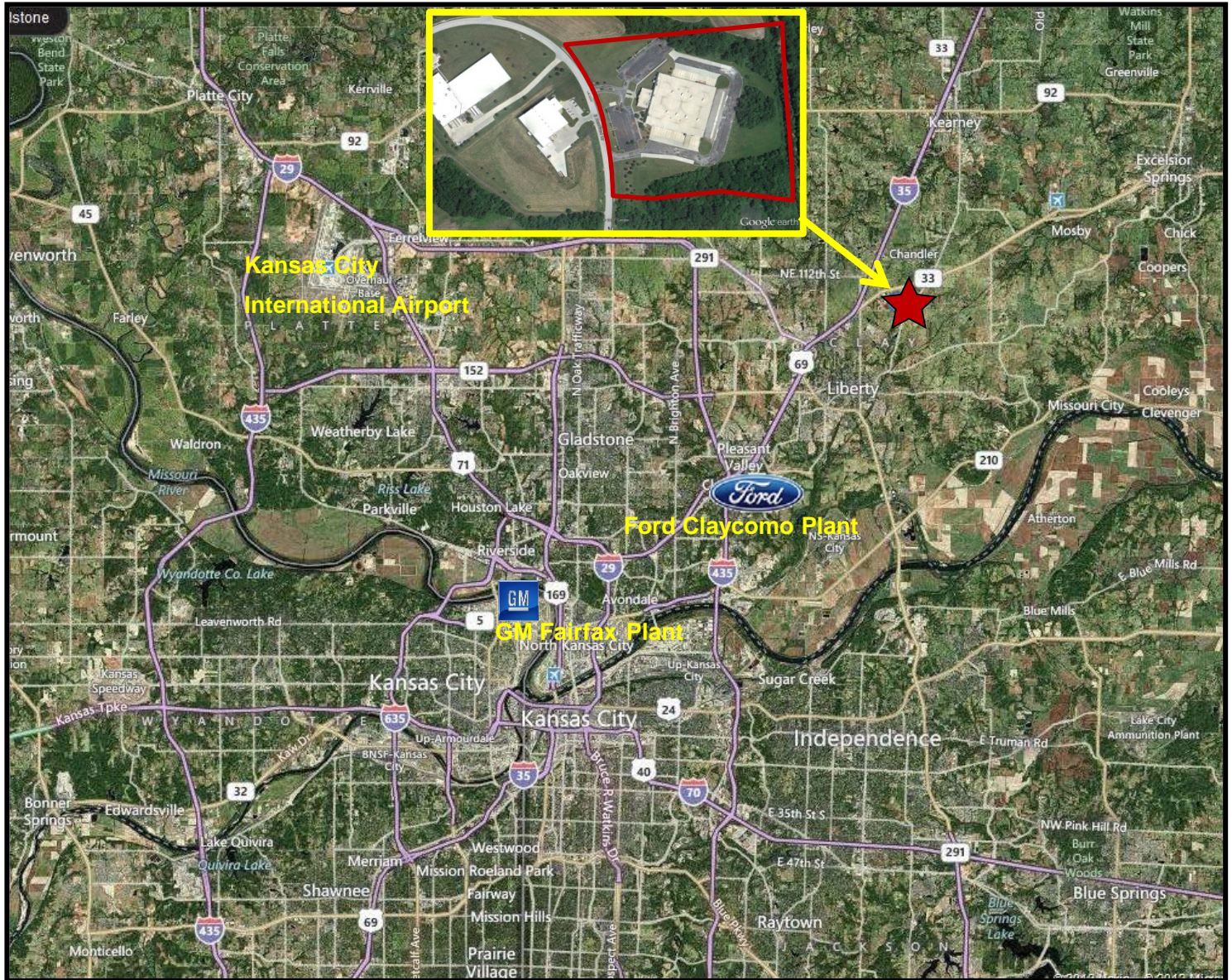
6,850± SF  
Mezzanine

# 2901 HEARTLAND DRIVE, LIBERTY, MISSOURI 64068

Industrial for Sublease | 95,898± SF

# KH

EST. 1879



For more information, please contact:

**PATRICK J. MCGANNON, SIOR**  
Director of Industrial Brokerage  
816.936.8514  
[pmcgannon@kessingerhunter.com](mailto:pmcgannon@kessingerhunter.com)

**ANDY TAYLOR**  
Industrial Brokerage  
816.936.8503  
[ataylor@kessingerhunter.com](mailto:ataylor@kessingerhunter.com)

Information subject to verification and no liability for errors or omissions is assumed. Price subject to change.  
To unsubscribe, please click on the link: [khlistings@kessingerhunter.com](mailto:khlistings@kessingerhunter.com)