

405

**S LEONARD ST
LIBERTY, MO**

**REDUCED LEASE RATE: \$4.35 PSF NNN!
NETS ONLY \$0.96 PSF**



MANUFACTURING/DISTRIBUTION BUILDING

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



**CUSHMAN &
WAKEFIELD**

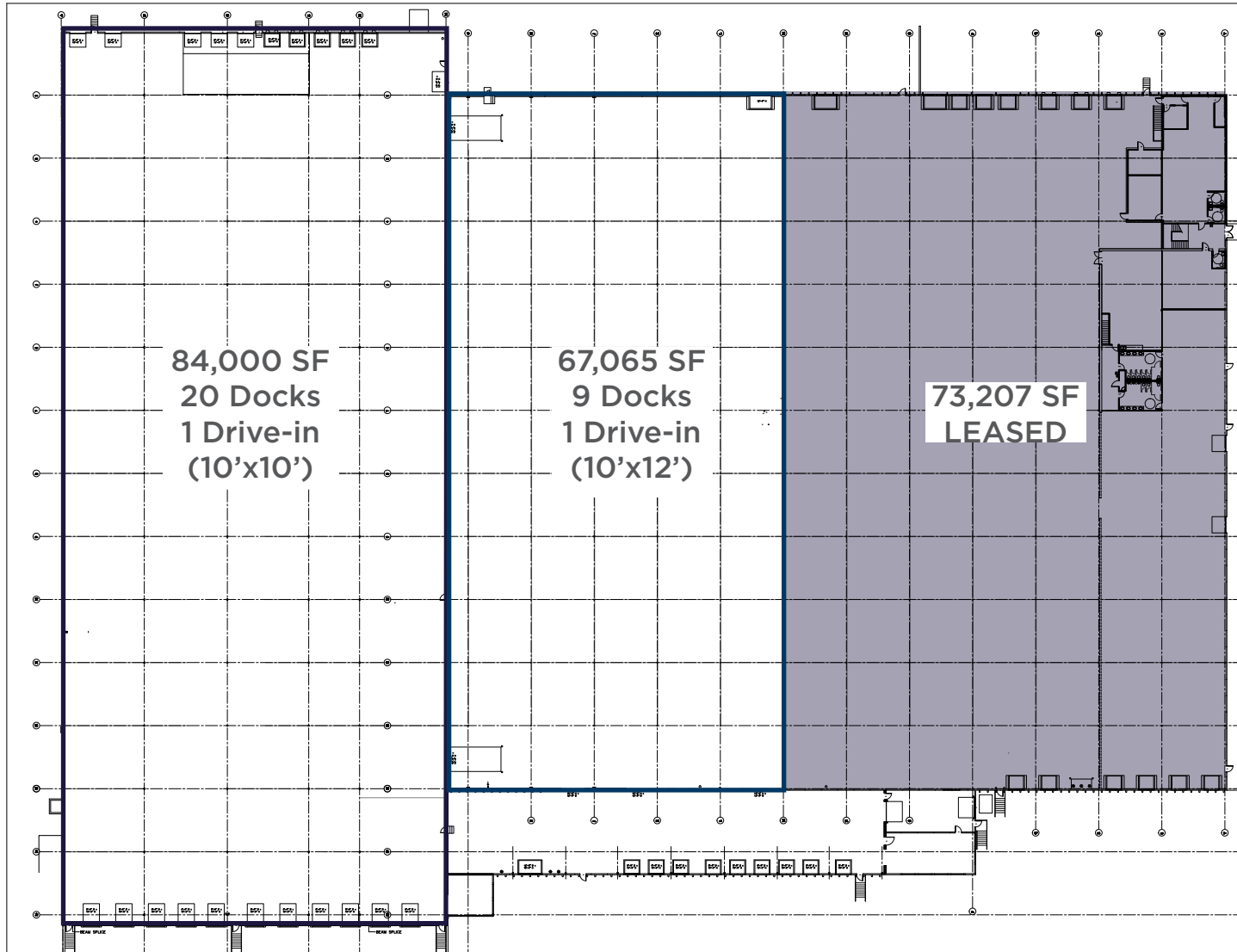
// PROPERTY FEATURES

- 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

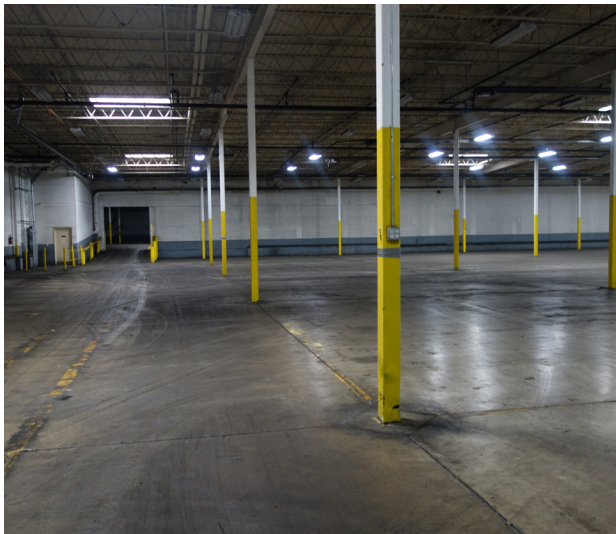


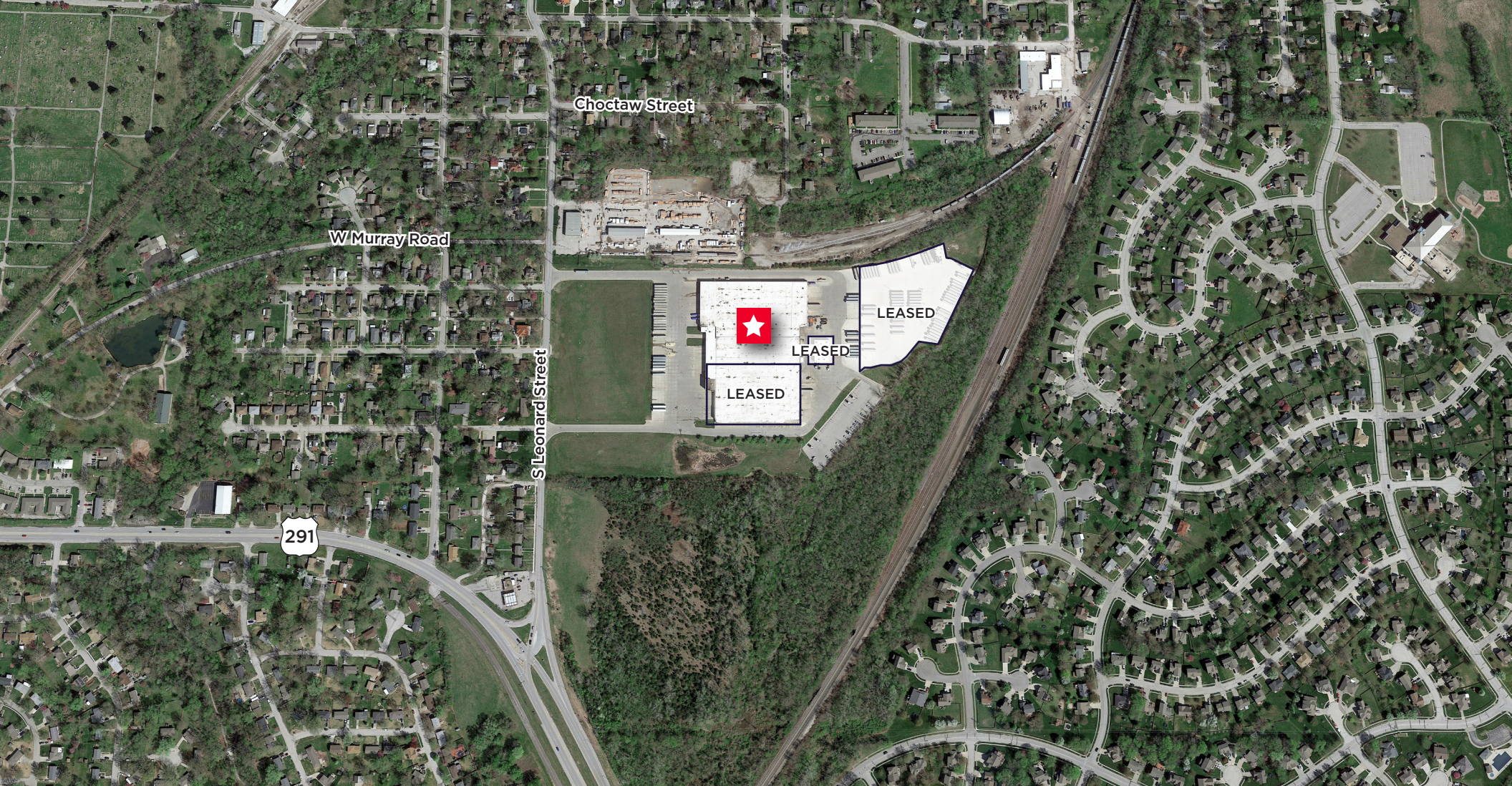
// 405 S LEONARD STREET
Liberty, MO 64068

// FLOOR PLAN



// GALLERY





// AERIAL

405

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