



**BUILDING II**  
**±516,553 SF AVAILABLE**

**2320 WITHERS ROAD / LIBERTY, MO / NEW CONSTRUCTION**



**JOSEPH S. ACCURSO**

Vice Chairman

+1 816 412 0216

[joe.accurso@cushwake.com](mailto:joe.accurso@cushwake.com)

**TRISTAN OTT**

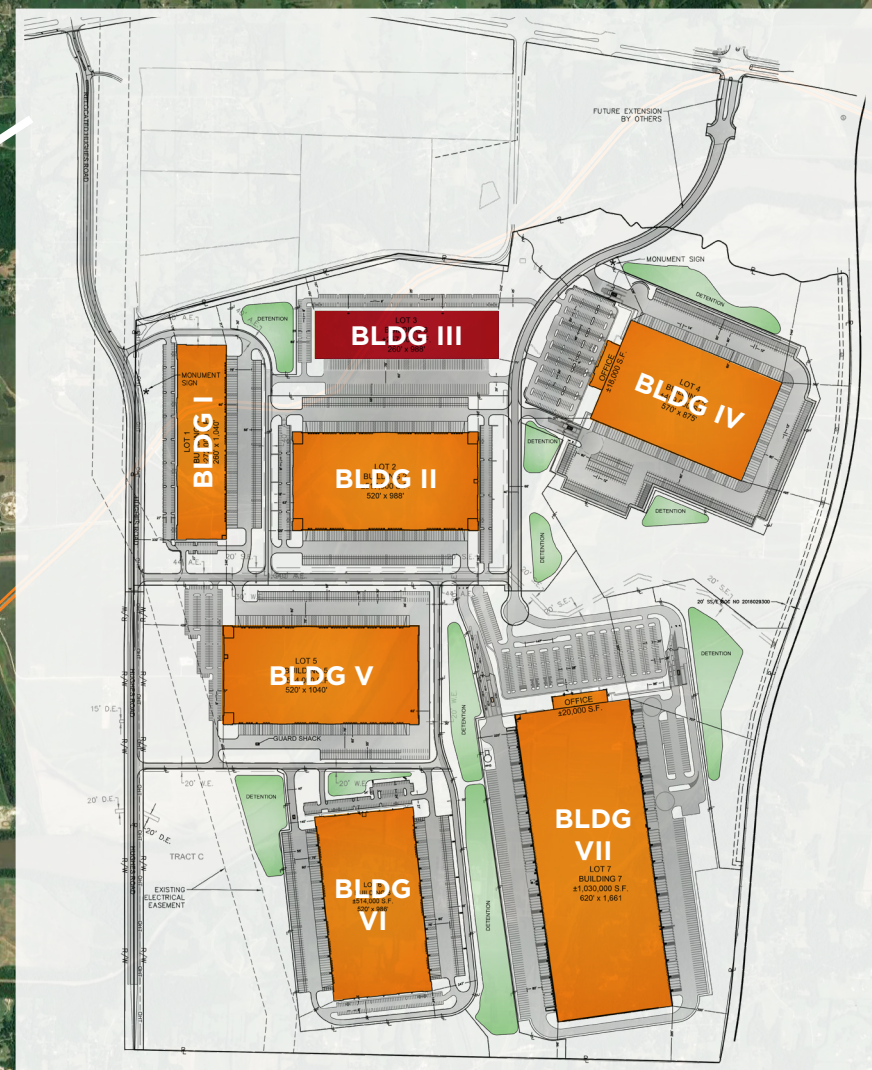
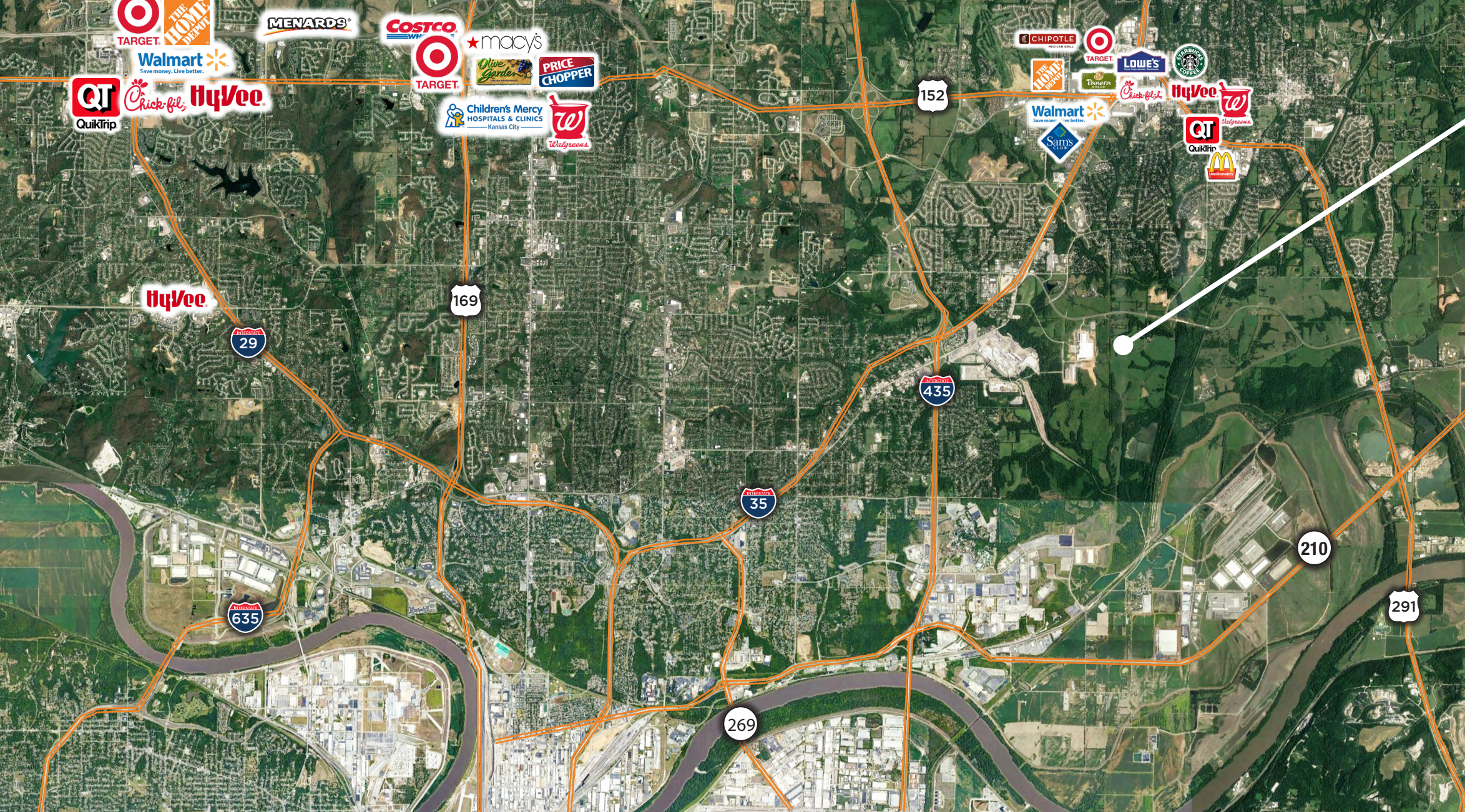
Director of Industrial Leasing

+1 816 777 8072

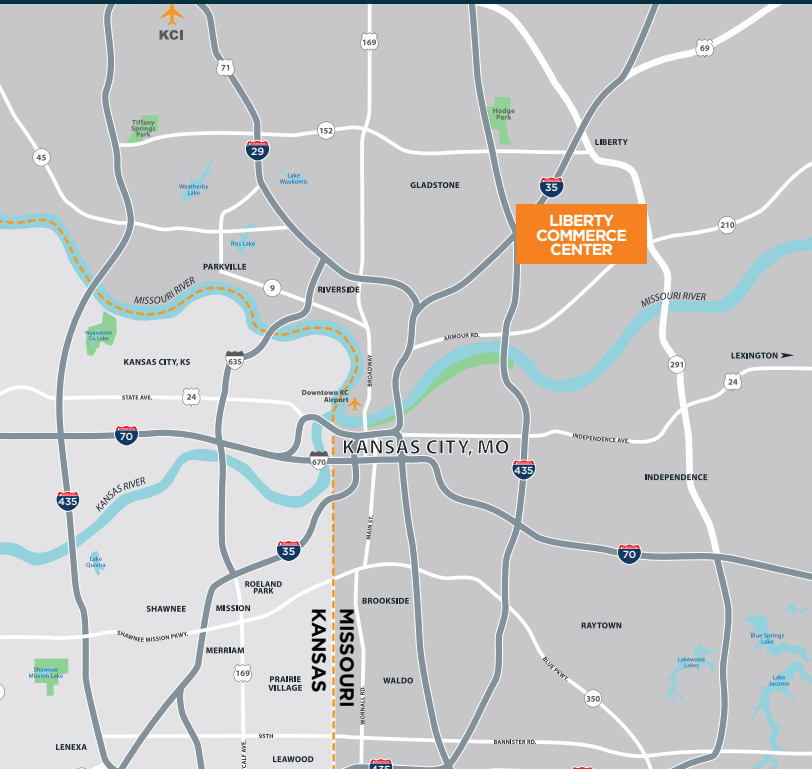
[tott@northpointkc.com](mailto:tott@northpointkc.com)







## INSTANT CONNECTIVITY TO KC METRO



**STRATEGICALLY LOCATED** with excellent access to I-35 and I-435 via Liberty Parkway



**ACCESS TO LARGE LABOR POOL** capable of supporting distribution operation



**TAX ABATEMENT IN PLACE FOR 20 YEARS**—on a fixed PILOT starting with 90% abatement



**HIGHLY EXPERIENCED** landlord and developer with extensive in-house resources



**340 ACRES WITH 3.5 MILLION SQUARE FEET** of projected Class A industrial product

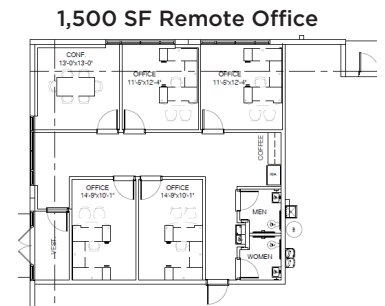
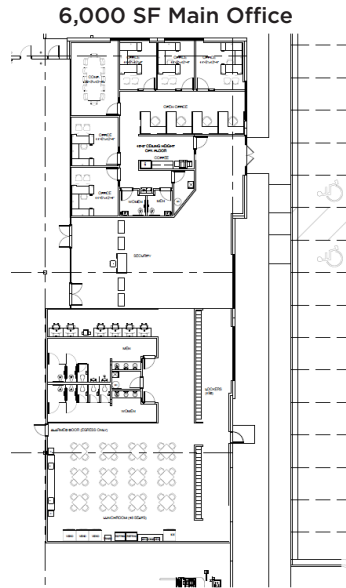
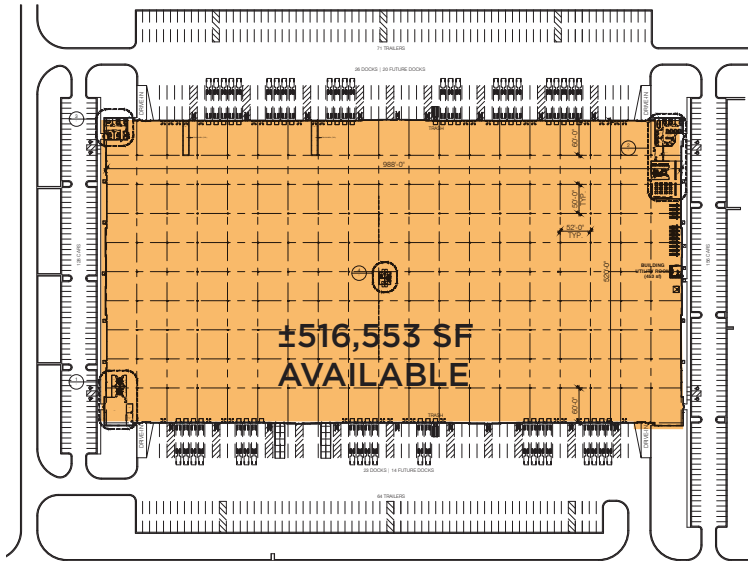
- BUILDING I**  
±272,369 SF  
Completed/100% Leased
- BUILDING II**  
±516,553 SF Available  
Divisible
- BUILDING III**  
±281,000 SF  
Future Spec/BTS
- BUILDING IV**  
±517,000 SF  
Completed/100% Leased
- BUILDING V**  
±462,472 SF  
Completed/100% Leased
- BUILDING VI**  
±513,432 SF  
Completed/100% Leased
- BUILDING VII**  
±1,049,827 SF  
Completed/100% Leased





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**±516,553** SQUARE FEET   **±49** DOCK DOORS   **±4** DRIVE IN   **±284** CAR PARKING

TAXES	\$0.22 PSF	DRIVE-IN DOORS	4
BUILDING SF	±516,553 (DIVISIBLE)	TRAILER PARKING	135
OFFICE AREA	±7,500	AUTO PARKING	±284 CARS
BUILDING DIMENSIONS	520' X 988'	FIRE PROTECTION	ESFR
COLUMN SPACING	52' X 50' COLUMNS 52' X 60' SPEED BAYS	LIGHTING	LED WITH MOTION SENSORS, 30 FC AVERAGE, 30" AFF
CLEAR HEIGHT	40'	CONSTRUCTION	100% TILT UP CONCRETE
DOCK DOORS	49 (EXPANDABLE)		



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