

RUSH CREEK
INDUSTRIAL CENTER
17815 FOSTER ROAD, LIBERTY, MISSOURI

COLD, COOL, AND AMBIENT INDUSTRIAL SPACE FOR LEASE

CUSHMAN & WAKEFIELD



Modern Storage.
Natural Efficiency.

Rush Creek Industrial Center offers users warehouse space and temperature flexibility in an unmatched location.

Located in metro Kansas City, the property provides a naturally temperature stable environment designed to reduce energy consumption and support efficient cold chain and ambient operations.

- **Newly Constructed Class A Facility**
- **± 1,000,000 SF Available (divisible to 50,000 SF)**
- **Flexibility to Expand to ± 1,600,000 SF**
- **Rail Connectivity within 5 miles and 75 Trailer Drop Positions**
- **Operating Costs up to 30% Below Industry Average**
- **24/7 Facility Access & Monitoring**
- **USDA, FDA Certified and a FTZ (Free Trade) Zone**
- **4,000 LED Fixtures, Supported by 12,000 Amps of Available Power**
- **14' - 16' Clear Height**

Take a Video Tour

Modern Infrastructure.
Massive Capacity.

Modern Fire Protection

Fire suppression system, dedicated fire hydrants and sprinkler coverage throughout truck and trailer staging areas.

Utility Infrastructure

New and upgraded plumbing, electrical power, and essential building systems to support modern industrial operations.

Access & Circulation

Approx. one mile of internal and perimeter roadways provides efficient access for maintenance, operations and vehicle maneuvering.

Lighting & Power

Approximately 4,000 LED fixtures provide efficient facility-wide illumination, supported by 12,000 amps of available power.

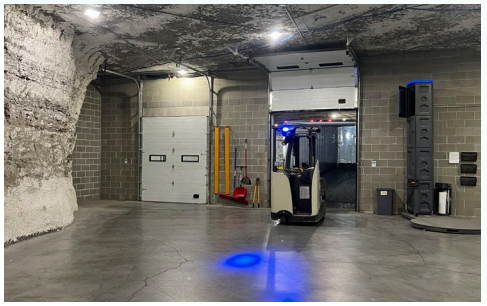
Expansion Ready

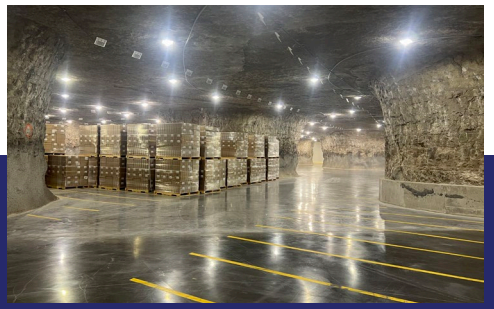
A second motor room and additional infrastructure are designed to accommodate future capacity and operational growth.

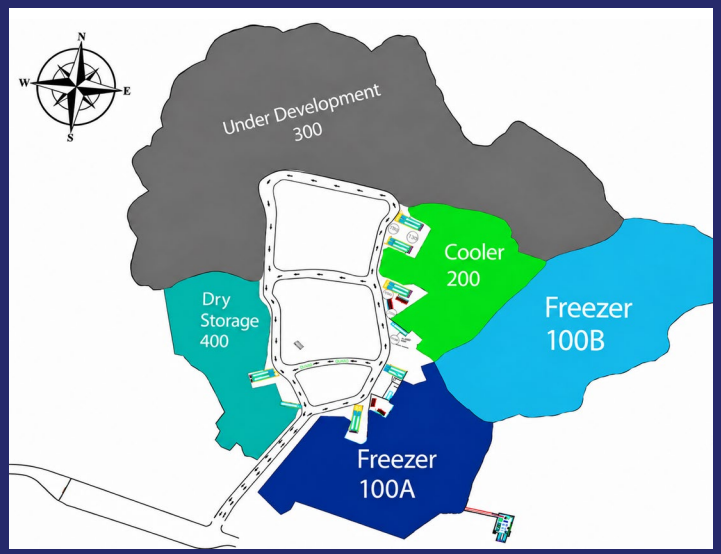
Loading & Logistics

All loading docks are equipped with scales to support efficient receiving, shipping and inventory operations.







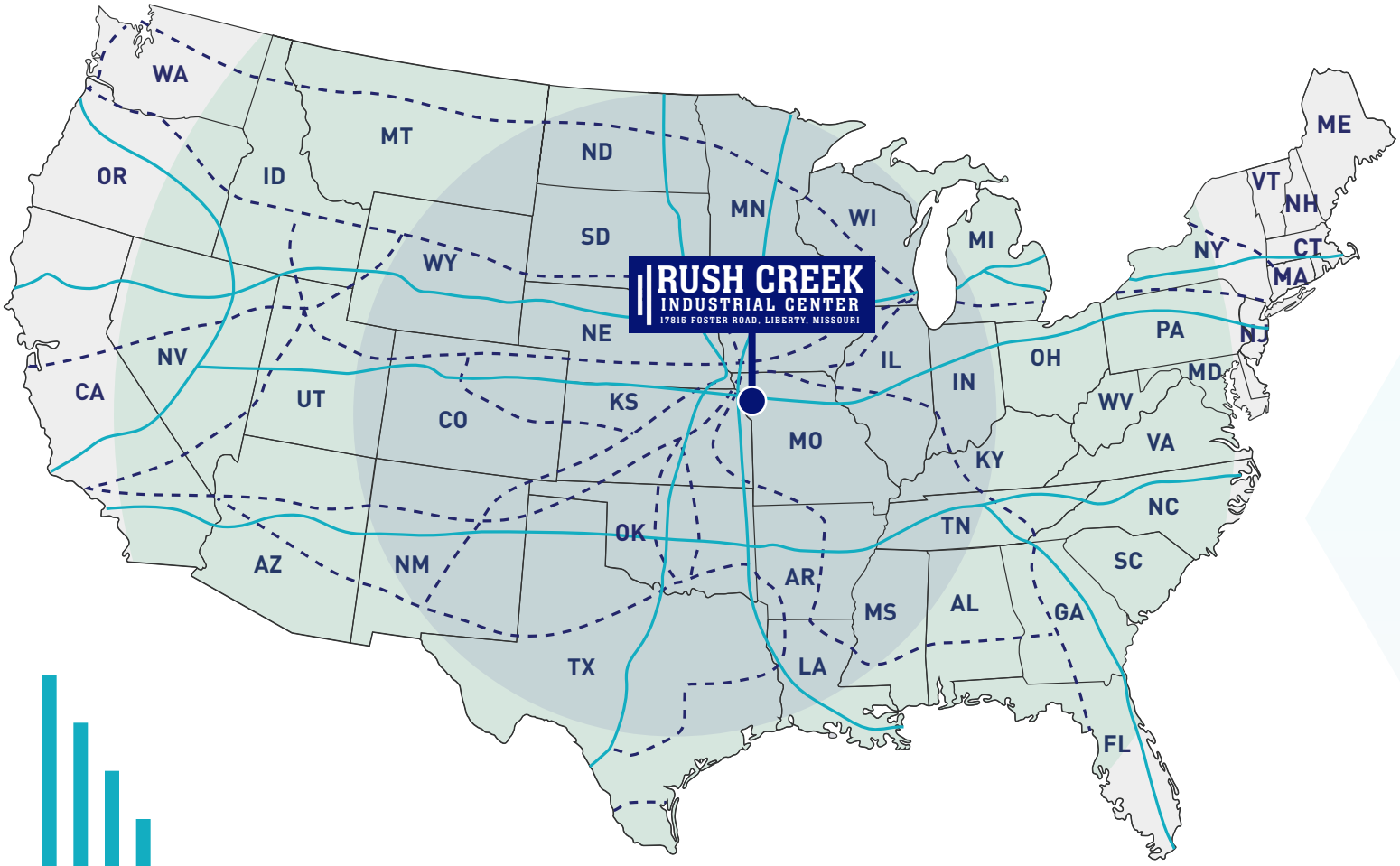


Temperature Range
Multiple storage environments ranging from 0° - 60° F

Under Slab Heating
Naturally insulated, no sub slab heating is required

Refrigeration System
Naturally efficient design utilizing GF inert plastic brine piping system. No ammonia in the facility

Connectivity
State-of-the-art wireless network system throughout the entire facility



2-DAY REACH TO 90% OF THE U.S.

Topeka, KS
±80 miles / 80 minutes

Des Moines, IA
±185 miles / 165 minutes

St. Louis, MO
±250 miles / 240 minutes

- INTERSTATES
- RAIL LINES
- 1 - DAY SHIPPING
- 2 - DAY SHIPPING
- 3 - DAY SHIPPING

Central location.

National coverage.

Strategically located in Liberty, MO, Rush Creek Industrial Center offers convenient access to major regional transportation corridors, including I-35, U.S. 69, MO-291 and I-435, and is approximately 20 miles from Kansas City International Airport.

Liberty, MO offers distribution and supply-chain users efficient access to Midwest markets, with nearly half of the U.S. population reachable within a day's drive.



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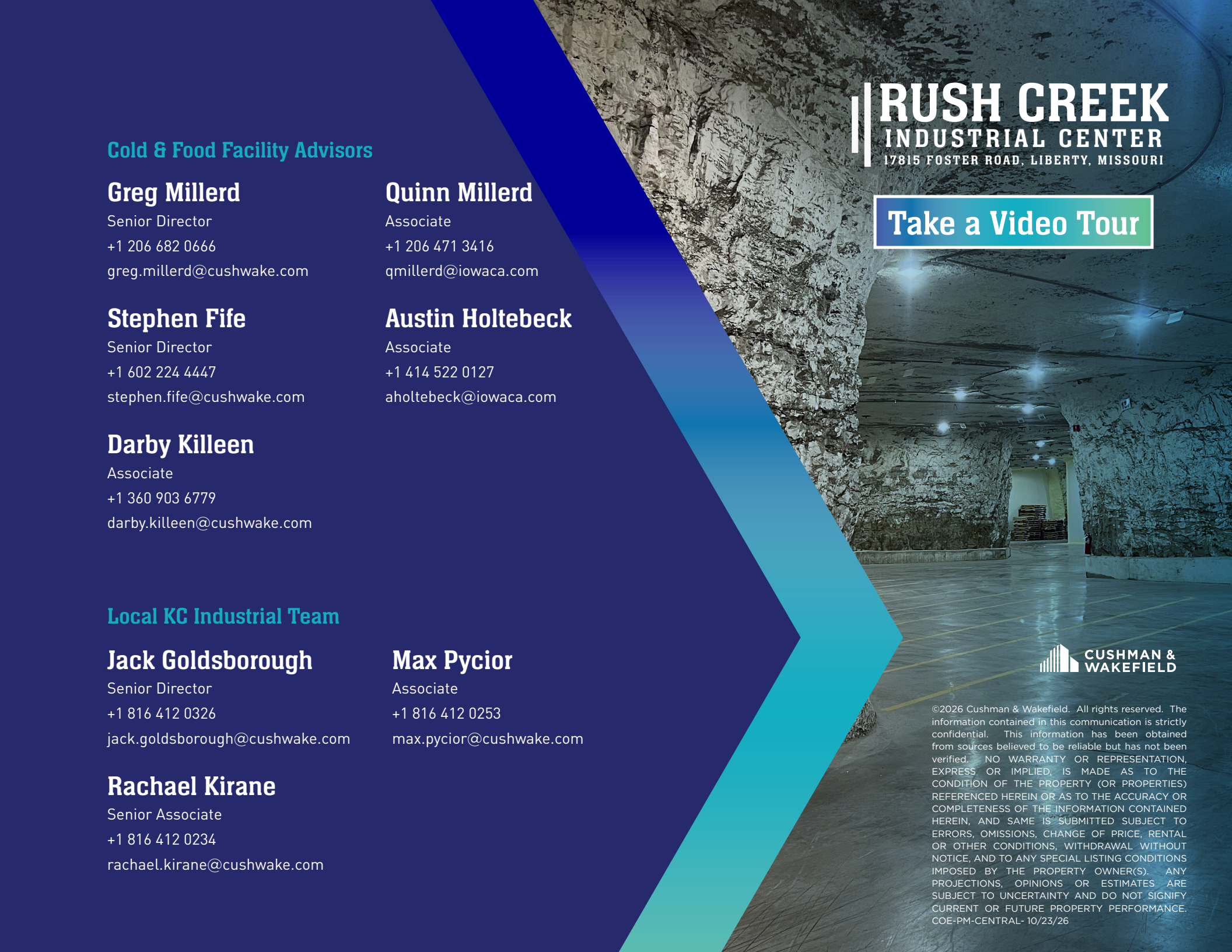
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Take a Video Tour

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