LIBERTY
COMMERCE CENTER

BUILDING I - ±122,887 SF AVAILABLE (DIVISIBLE)

S LIBERTY PKWY & HUGHES RD / LIBERTY, MO / NEW CONSTRUCTION



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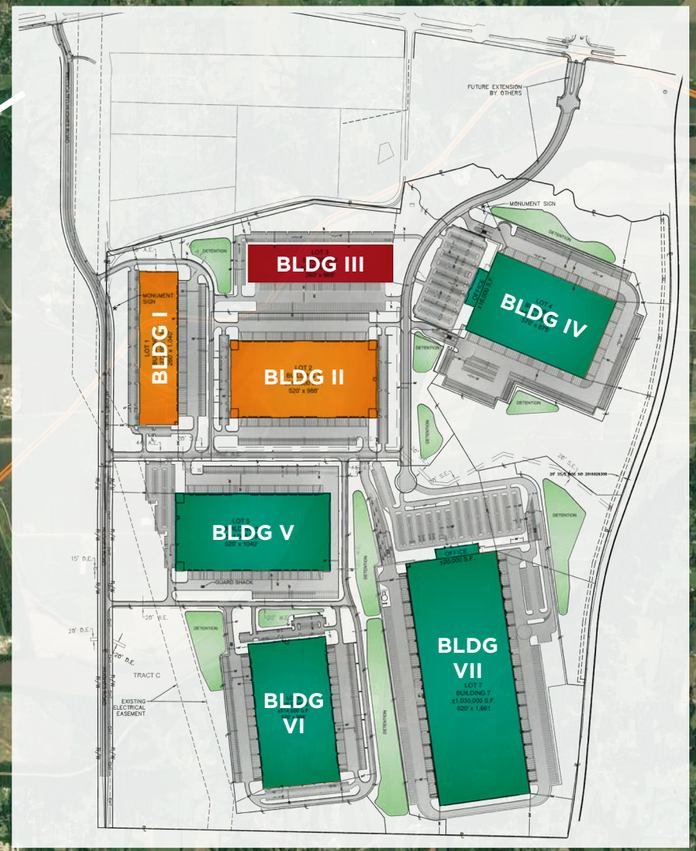
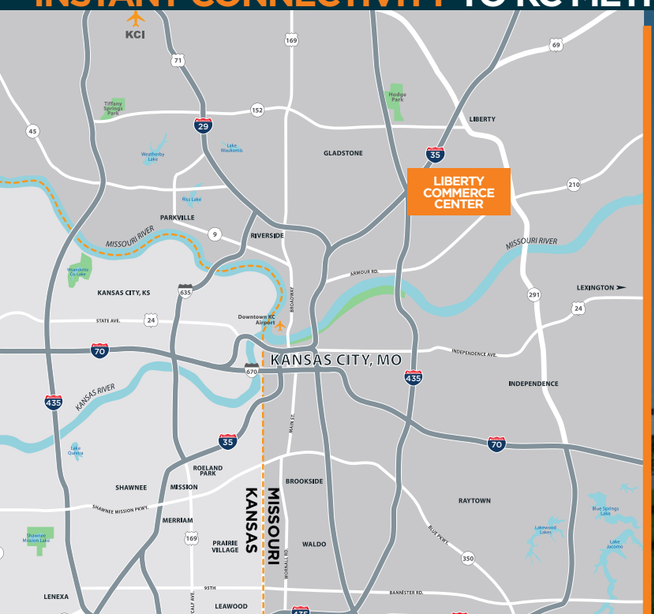
CUSHMAN & WAKEFIELD

NorthPoint™ DEVELOPMENT



INSTANT CONNECTIVITY TO KC METRO



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

TAX ABATEMENT IN PLACE FOR 20 YEARS—offering substantial tax saving

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

- **BUILDING I**
  ±122,887 SF Available (Divisible)
- **BUILDING II**
  ±517,000 SF Leased
- **BUILDING III**
  ±257,000 SF Future Spec/BTS
- **BUILDING IV**
  ±499,000 SF BTS/Leased
- **BUILDING V**
  ±544,000 SF BTS/Under Construction
- **BUILDING VI**
  ±514,000 SF BTS/Under Construction
- **BUILDING VII**
  ±1,030,000 SF BTS/Under Construction

ACCESS TO LARGE LABOR POOL capable of supporting distribution operation

HIGHLY EXPERIENCED landlord and developer with extensive in-house resources

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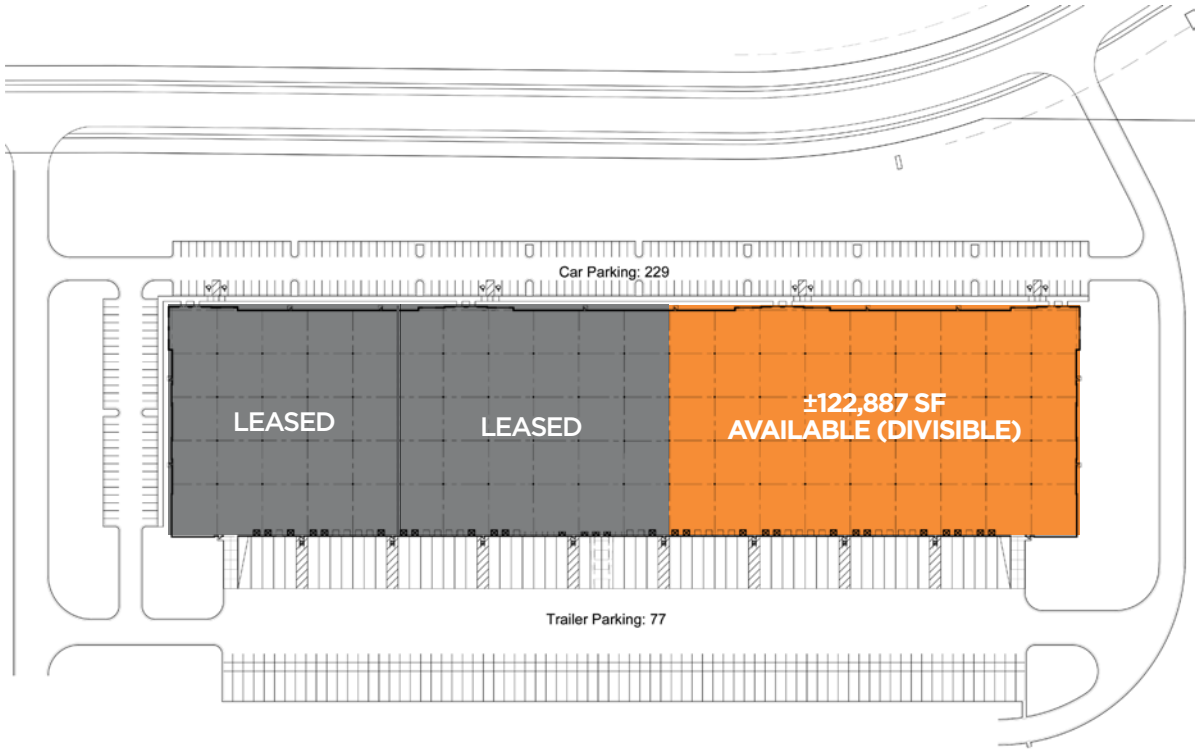

±122,887 SQUARE FEET | **±13** DOCK DOORS | **±1** DRIVE INS | **±105** CAR PARKING

BUILDING SIZE	**±272,000**
AVAILABLE SF	**±43,000 - 122,887**
BUILDING DIMENSIONS	**270' X 1,040'**
COLUMN SPACING	**50' X 52' COLUMNS 60' X 52' SPEED BAYS**
CLEAR HEIGHT	**36'**
DOCK DOORS	**13 (EXPANDABLE BY 14)**

DRIVE-IN DOORS	**1**
TRAILER PARKING	**31**
AUTO PARKING	**±105 CARS**
FIRE PROTECTION	**ESFR**
LIGHTING	**LED WITH MOTION SENSORS, 30 FC AVERAGE, 30" AFF**
CONSTRUCTION	**100% TILT UP CONCRETE**

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