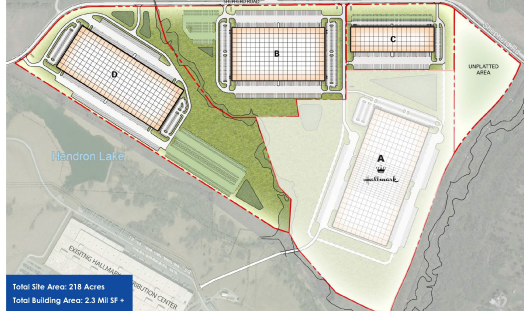


Opus Building D

3141 W. Heartland Drive | Liberty, MO | US | Clay County

Available SF: 678,428



Building Type:	Industrial
Available SF:	678,428
Total SF:	678,428
Number of Stories:	1
Ceiling Peak:	36 foot Ft.
Expandable:	Yes
Zoning:	Manufacturing, Industrial-Light
Year Built:	Under Construction (spring 2022)
Former Use:	Greenfield site
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Concrete Tilt-up
Floor Type:	Concrete
Lease Rate Note:	TBD
Last Updated:	Dec 15, 2021

Economic Development Contact

Ralph Boots

Liberty Economic Development Corp.
5 VICTORY LN
LIBERTY, MO 64068
(816) 883-2503 | rboots@thinklibertymo.com

Realtor/Owner Contact

Rita D'Agostino

OPUS
| Rita.DAgostino@opus-group.com

Property and Area Description

678,428 sq. ft. Industrial Spec. building planned in Heartland Meadows Industrial Park. At this stage developer can build 1 building or divide into 2 smaller buildings.

Population



859,837
20 Mile Radius

1,657,572
30 Mile Radius

2,576,980
60 Mile Radius

Source: ESRI®, 2024

Households



353,842
20 Mile Radius

682,128
30 Mile Radius

1,036,716
60 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: 4 lane Highway 69 (1 mi.)

Nearest Interstate: Interstate 35 (2 mi.)

Nearest Airport: Midwest National Air Center (8 mi.)

Nearest Commercial Airport: Kansas City International Airport (20 mi.)

Rail Served: No

Rail Served By: Unknown

Rail Accessible: Unknown

Rail Infrastructure in Place: Unknown

Utilities

Electric: Evergy

Natural Gas: Spire

Water: City of Liberty

Sewer: City of Liberty

Telecommunications: ATT, UPN

Property Images

Overall Site Plan

Liberty Heartland Logistics Center

