



# Industrial Building for Sale

**2800 E HEARTLAND DRIVE  
LIBERTY, MISSOURI**

## Property Highlights

- 25,000 (±) sf total building size
  - 3,489 sf of nicely finished office space
  - 2,973 sf of air-conditioned production and lab space
  - 2,321 sf of climate controlled storage space
  - 16,217 sf of warehouse/manufacturing space
- 4.21 (±) total land area
  - 1.5 acres of vacant land adjacent to building to accommodate building expansion (25,000 (±) sf of building area) or outside storage
- 4 minutes (2.1 miles) from I-35
- 26 parking spaces
- Built in 1995
- Two dock-high loading doors
- 16' ceiling clearance
- New roof installed 2023
- Offering price \$3,300,000

*For information, please contact:*

**Mark C. Long, SIOR, CCIM, CRE, LEED AP**

*President and Chief Executive Officer*

t 816-512-1011

mlong@nzimmer.com

**John F. Hassler, SIOR**

*Executive Managing Director*

t 816-268-4208

jhassler@nzimmer.com

**John Faur, CCIM**

*Associate Director*

t 816-268-4243

jfaur@nzimmer.com

1220 Washington Street, Suite 300  
Kansas City, MO 64105

[nrmkzimmer.com](http://nrmkzimmer.com)

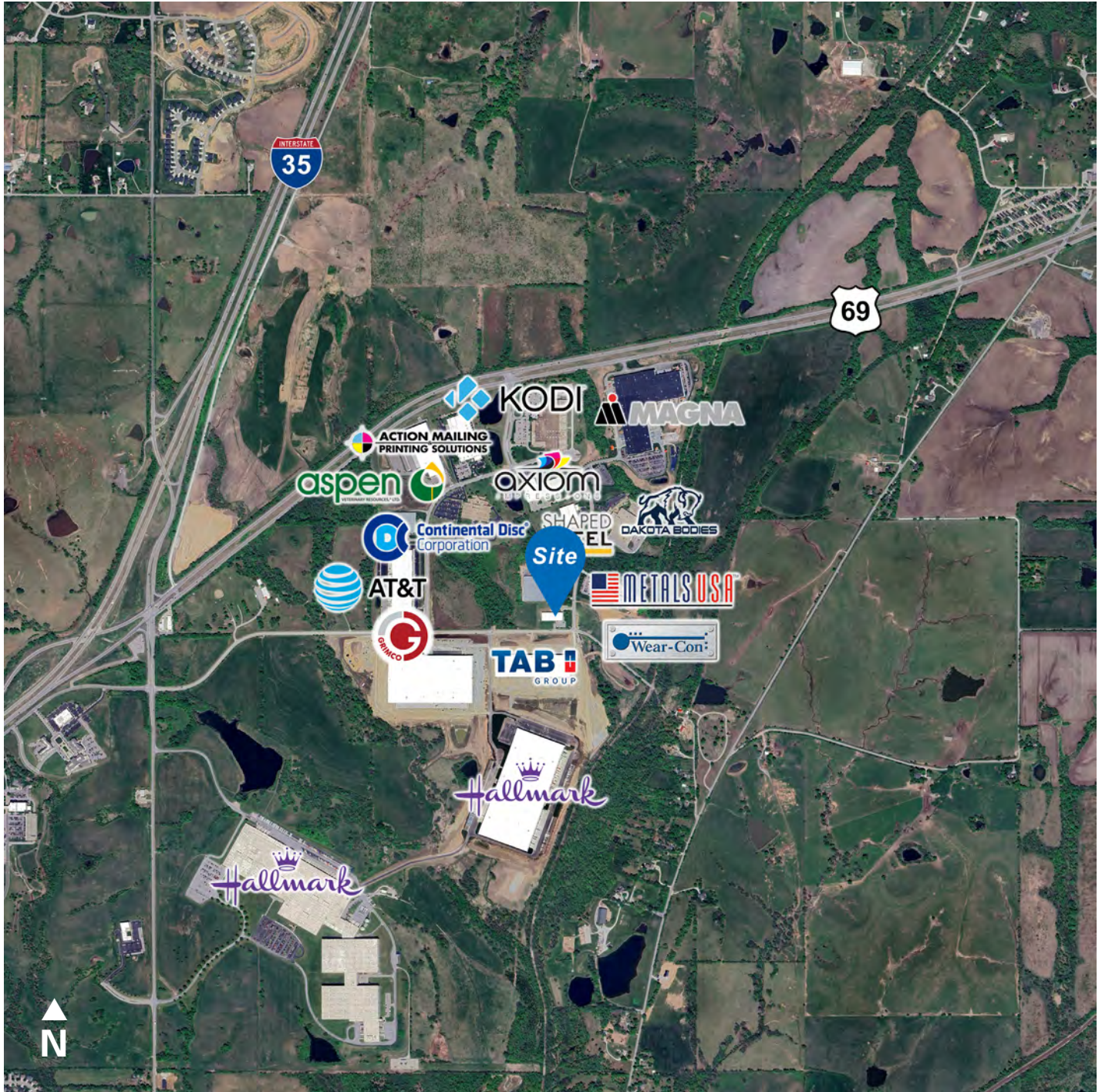


**NEWMARK  
ZIMMER**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



2800 E HEARTLAND DRIVE, LIBERTY, MISSOURI



CONTACT

**Mark C. Long, SIOR, CCIM, CRE, LEED AP**

*President and Chief Executive Officer*

t 816-512-1011

mlong@nzimmer.com

[nmrkzimmer.com](http://nmrkzimmer.com)

**John F. Hassler, SIOR**

*Executive Managing Director*

t 816-268-4208

jhassler@nzimmer.com

**John Faur, CCIM**

*Associate Director*

t 816-268-4243

jfaur@nzimmer.com

**NEWMARK**  
ZIMMER



2800 E HEARTLAND DRIVE, LIBERTY, MISSOURI



CONTACT

**Mark C. Long, SIOR, CCIM, CRE, LEED AP**

*President and Chief Executive Officer*

t 816-512-1011

mlong@nzimmer.com

[nmrkzimmer.com](http://nmrkzimmer.com)

**John F. Hassler, SIOR**

*Executive Managing Director*

t 816-268-4208

jhassler@nzimmer.com

**John Faur, CCIM**

*Associate Director*

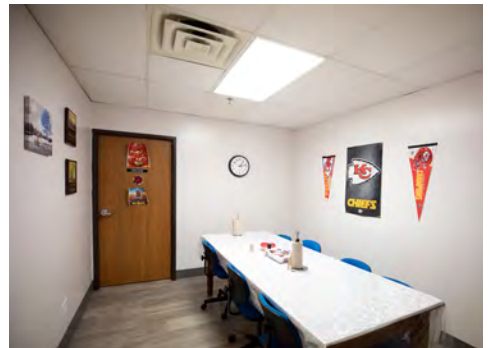
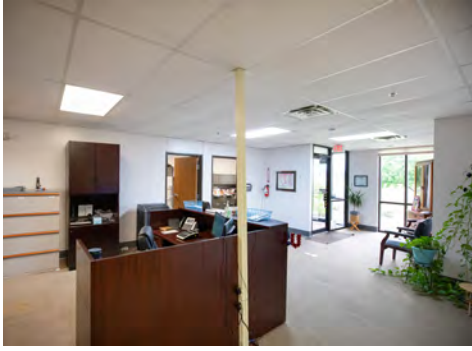
t 816-268-4243

jfaur@nzimmer.com

**NEWMARK**  
ZIMMER



2800 E HEARTLAND DRIVE, LIBERTY, MISSOURI



CONTACT

**Mark C. Long, SIOR, CCIM, CRE, LEED AP**

*President and Chief Executive Officer*

t 816-512-1011

mlong@nzimmer.com

[nmrkzimmer.com](http://nmrkzimmer.com)

**John F. Hassler, SIOR**

*Executive Managing Director*

t 816-268-4208

jhassler@nzimmer.com

**John Faur, CCIM**

*Associate Director*

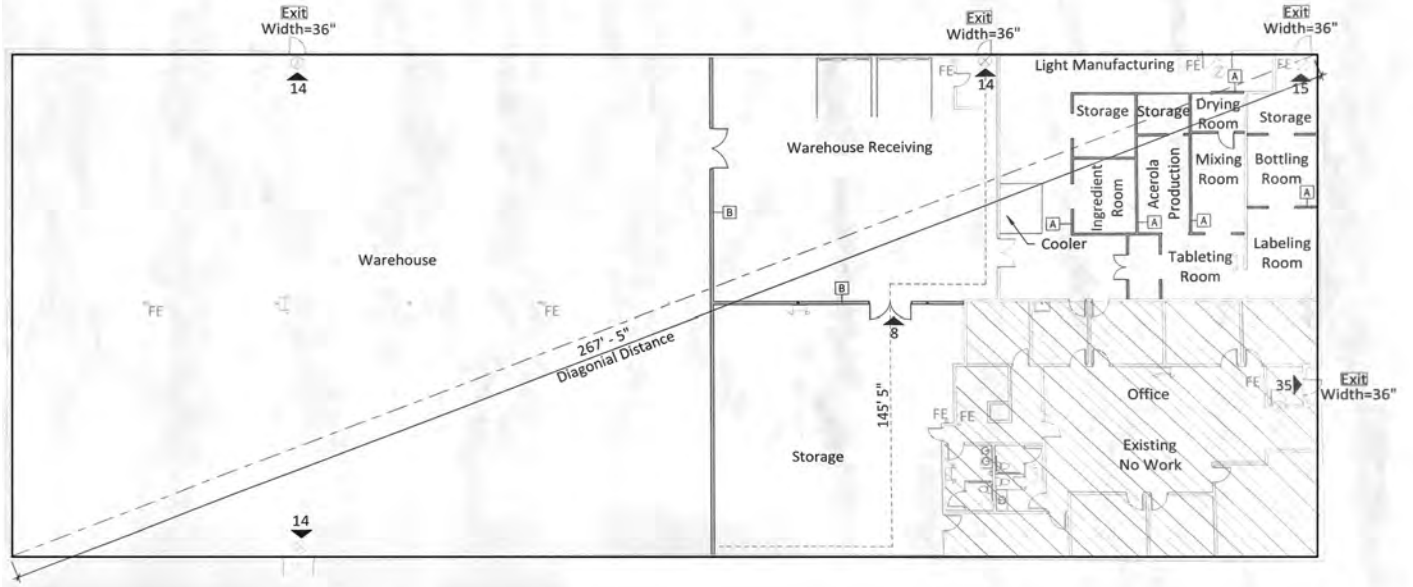
t 816-268-4243

jfaur@nzimmer.com

**NEWMARK**  
ZIMMER

# 2800 E HEARTLAND DRIVE, LIBERTY, MISSOURI

## Floor Plan



### CONTACT

**Mark C. Long, SIOR, CCIM, CRE, LEED AP**

*President and Chief Executive Officer*

t 816-512-1011

mlong@nzimmer.com

[nmrkzimmer.com](http://nmrkzimmer.com)

**John F. Hassler, SIOR**

*Executive Managing Director*

t 816-268-4208

jhassler@nzimmer.com

**John Faur, CCIM**

*Associate Director*

t 816-268-4243

jfaur@nzimmer.com