

# Heartland Meadows Phase II

I-35 and Highway 69, Liberty, Missouri, Clay County



**200 Acre Missouri Certified Industrial Site Available for Sale**

For Information Contact:

**Michael L. VanBuskirk, SIOR, CCIM, CRE**  
816.512.1010  
mvanbuskirk@ngzimmer.com

**David J. Zimmer, SIOR, FRICS**  
816.512.1001  
dzimmer@ngzimmer.com

**Newmark Grubb**  
Zimmer

# Heartland Meadows Phase II

I-35 and Highway 69, Liberty, Missouri, Clay County



## Property Summary:

Site consists of 200 acres of prime development land immediately adjacent to I-35 and Hwy 69. The property is suitable for light industrial or other commercial uses. Signalized interchange from site onto Hwy 69 is less than 1 mile from the I-35 ramp.

## Property Video:

[Click here to view virtual tour highlight video.](#)

## Property Facts:

200 acres available with 3,000,000 sf of planned building area

Missouri Certified Industrial Site

At full interchange of I-35 and Hwy 69

Located north of existing Heartland Meadows Business Park

Master planned business park setting

Approximately 1 mile of frontage along I-35 and 1 mile of frontage along Hwy 69

Suitable for light industrial or other commercial uses

Utilities available

Located in fast growing and business friendly community

City of Liberty, Missouri has a tax incentive policy

Survey, soil borings, and phase 1 environmental report and other due diligence information available

Offered at \$30,000/acre

## Transportation:

Nearest interstate – I-35 (Adjacent)

Nearest 4-lane highway – Hwy 69 (Adjacent)

Nearest commercial airport – Kansas City International Airport (15 miles), Midwest National Air Center (6 miles)

Site access – Signalized intersection from Hwy 69 directly into the site

## Utilities:

Electricity supplier – KCP&L

Natural gas supplier – Missouri Gas Energy

Water supplier – City of Liberty (Peak capacity per day – 7,500,000 gal.)

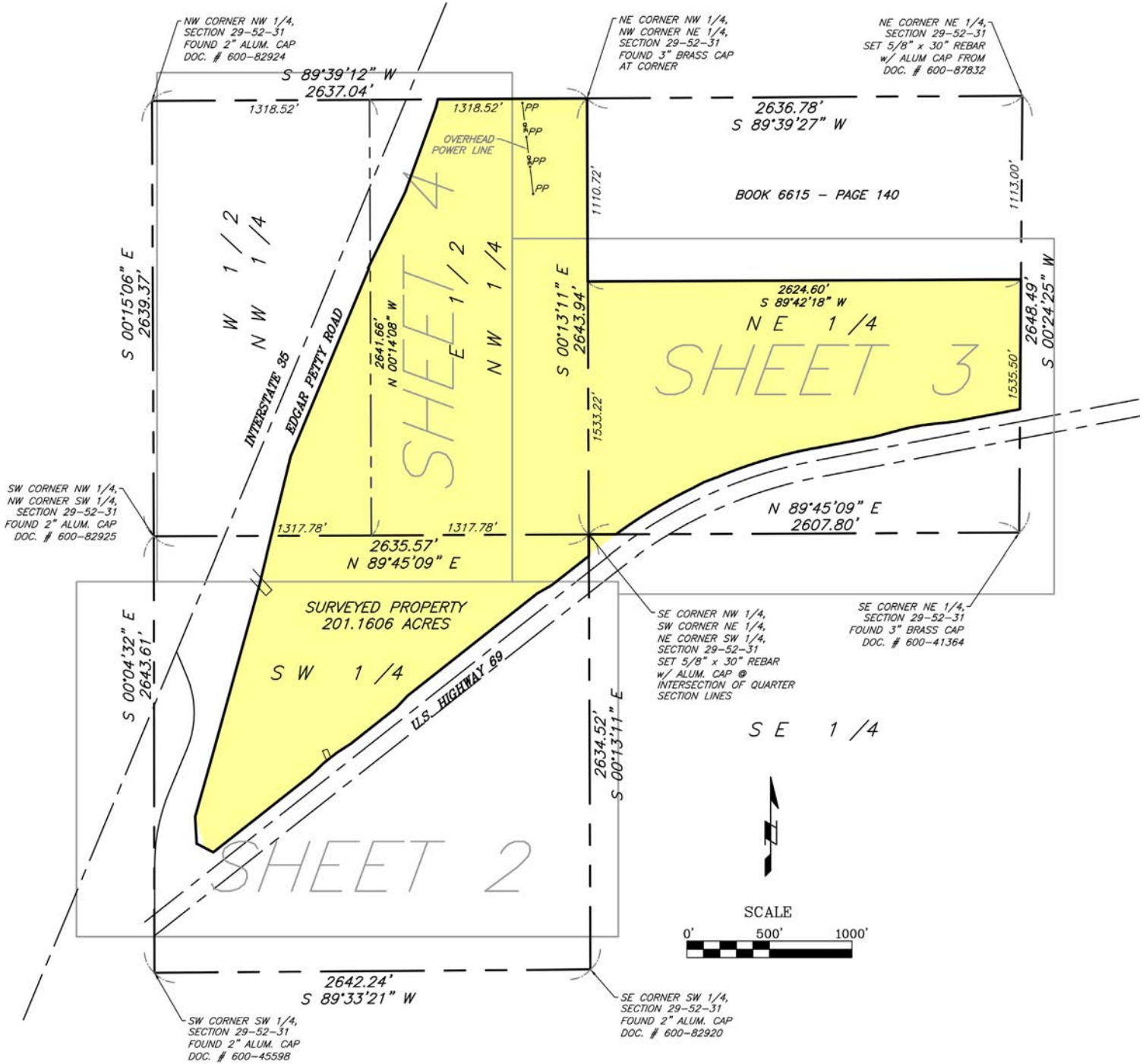
Sewer supplier – City of Liberty (Peak capacity per day – 864,000 gal.)

# Heartland Meadows Phase II

I-35 and Highway 69, Liberty, Missouri, Clay County



## Site Survey:



# Heartland Meadows Phase II

I-35 and Highway 69, Liberty, Missouri, Clay County



Conceptual Plan:



Davidson  
ARCHITECTURE + ENGINEERING

Newmark Grubb  
Zimmer

Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# Heartland Meadows Phase II

I-35 and Highway 69, Liberty, Missouri, Clay County

