



# Liberty Science and Technology Park

A collaboration of City of Liberty, Missouri,  
Liberty EDC and BioRealty, Inc.

An undeveloped 43-acre business  
park ideally suited for Tier 1, 2 and 3  
Automotive Suppliers...

#### PROPOSED BUILDING SIZES:

Tier I – 150,000 square feet expandable to 250,000 square feet

Tier II – 100,000 square feet

Tier III – 20,000 – 25,000 square feet

The total building area and footprints are shown for illustrative  
purposes only. BioRealty can accommodate different building  
configurations and sizes, if desired

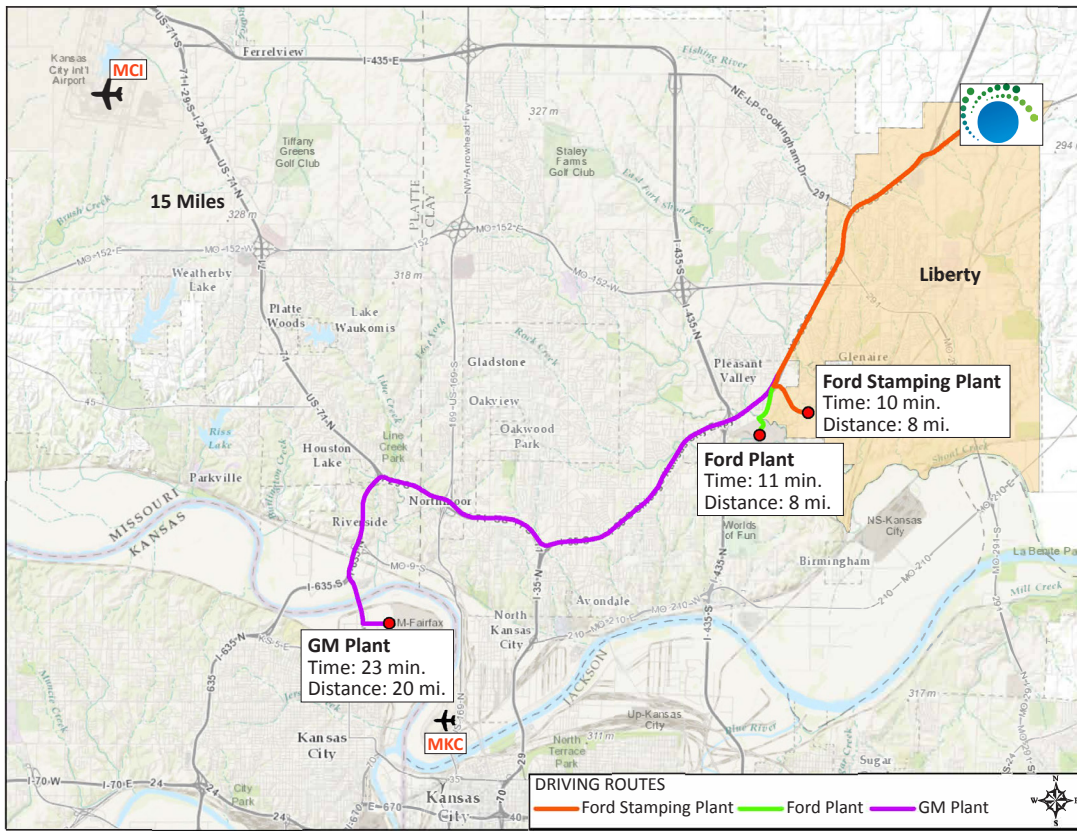
## The Liberty Science + Technology Park Offers

- ✓ Available Parcels
- ✓ Private Capital / Build-to-Suit Leaseback Development
- ✓ Top 25 Most Livable Communities
- ✓ Minimal Drive Time to Ford and GM Plants
- ✓ Attractive Economic Incentives



## SITE

Forty-three acres located on the northeast side of Liberty, Missouri off of Interstate 35 and U.S. Hwy 69, with driving times to Ford Plant (10 minutes) and the GM Plant (23 minutes); and convenient to downtown Kansas City and the Kansas City International Airport.



## ZONING

The property is zoned M-1 (light industrial) and can accommodate a wide range of manufacturing and distribution by automotive suppliers to Science R&D. Expedited permitting process for companies locating in the park.

## UTILITIES

All utilities are readily available and immediately adjacent to the property, including a 12 kV distribution system with approximately 4 MW available electric capacity. The property will be served by a substation that is located approximately 2.2 miles south. Auto part suppliers with a projected demand of 3 – 4 MW can be easily accommodated and this range is well within the projected loads of the majority of auto suppliers that have located within the area over the past three years.

## INCENTIVES

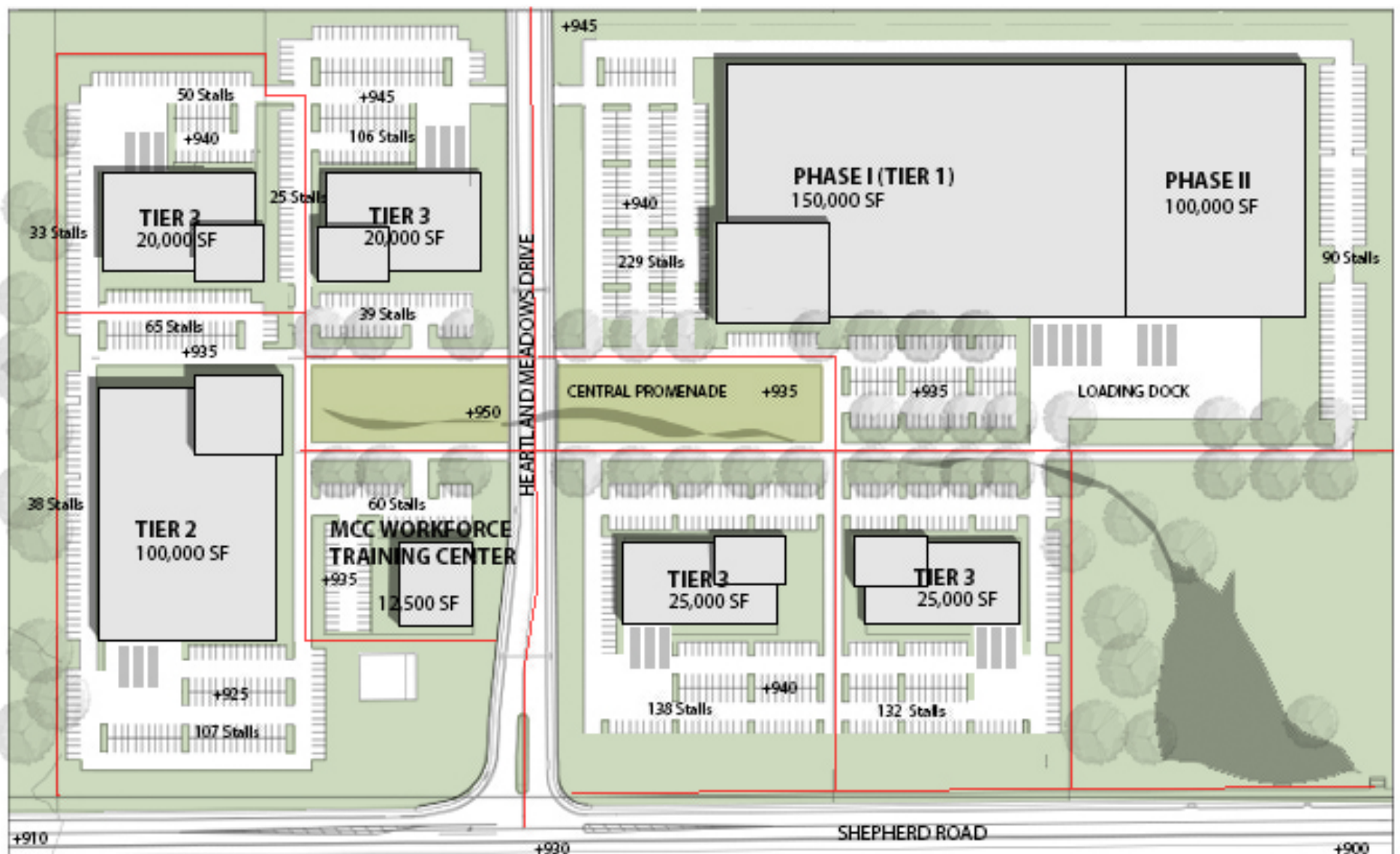
The Liberty S+T Park is located within the City's Designated Priority Areas and Enhanced Enterprise Zone. A wide spectrum of incentives are available for companies demonstrating job and investment creation.

## SITE PROGRAM

For automotive suppliers, the adjacent site plan illustrates over 440,000 square feet of building area for Tier I, II and III suppliers, including loading docks and ample employee parking. Office portions of the buildings have expansive views to the south over rolling hills, pastures and trees. In addition, the Metropolitan Community College Workforce Training Center will be housed in the two-story building on Heartland Meadows Drive centrally located within walking distance to each of the buildings.

## SCHEDULE

Parcels are immediately available for purchase or development under a Build-to-Suit Leaseback arrangement.



## CONTACTS

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