



INDUSTRIAL SPACE FOR LEASE

801 Haines Drive | Liberty MO 64068

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OVERVIEW

Fully improved Flex/Warehouse/Office Building, totaling 15,000 square feet. Current configuration has approximately 6,120 sq ft of offices on the main floor and 2,100 sqft of off space on the mezzanine level above, totaling 8,220 finished office space. This finish includes multiple offices, fully appointed kitchen and break area, multi-stall restrooms for men/women, conference and meeting rooms on both levels. Additional building features include a 2,500 sqft +/- retail/showroom with private entrance, office and restroom. The warehouse remains mostly open with exception of a demised 1,500 sqft storage/work room that locks off from the warehouse.

HIGHLIGHTS

- Liberty Address - avoid the E-Tax
- Warehouse + Office + Retail Showroom
- Turn Key - Save on Tenant Finish



15,000 SQFT
SUITE FOR LEASE

Lease Rate \$20 Per Square Foot
or \$25,000 Monthly + CAM

AVAILABLE
AUGUST 2026



801 Haines Drive - Suite 800
Liberty MO 64068



Retail Space



Reception Area



Office Bathroom



Conference Room, Upstairs



Private Office, Upstairs



Break Room/Kitchen



Break Room/Kitchen



Lower Level Offices/Hallway



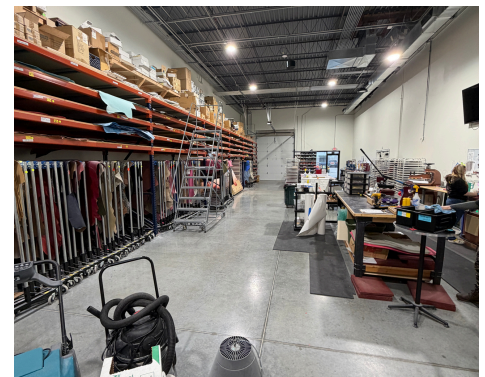
Upstairs Offices/Hallway



Warehouse



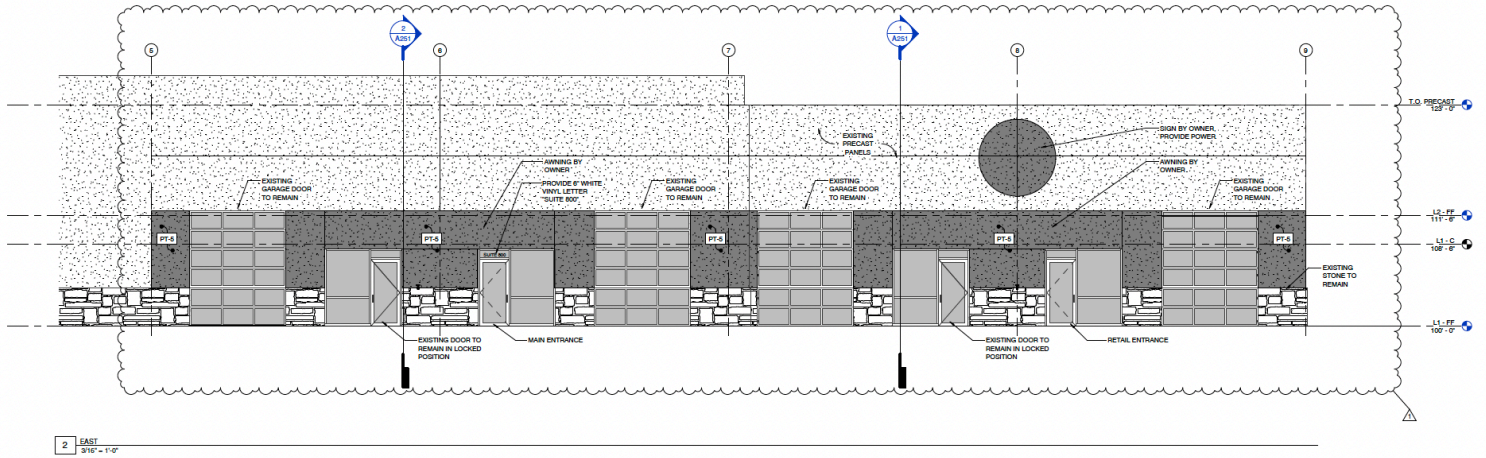
Warehouse



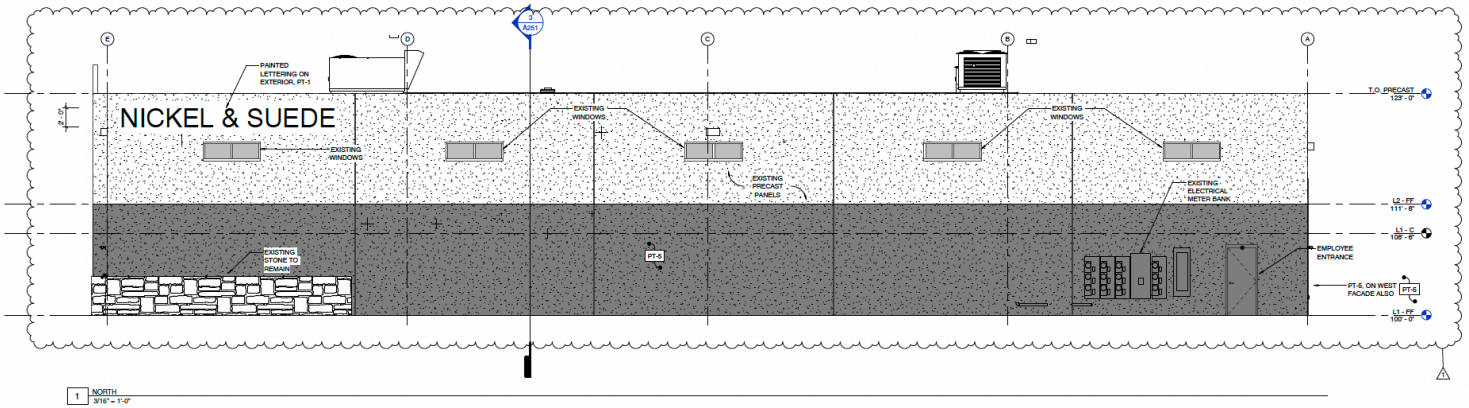
Warehouse



Front Detail of Building



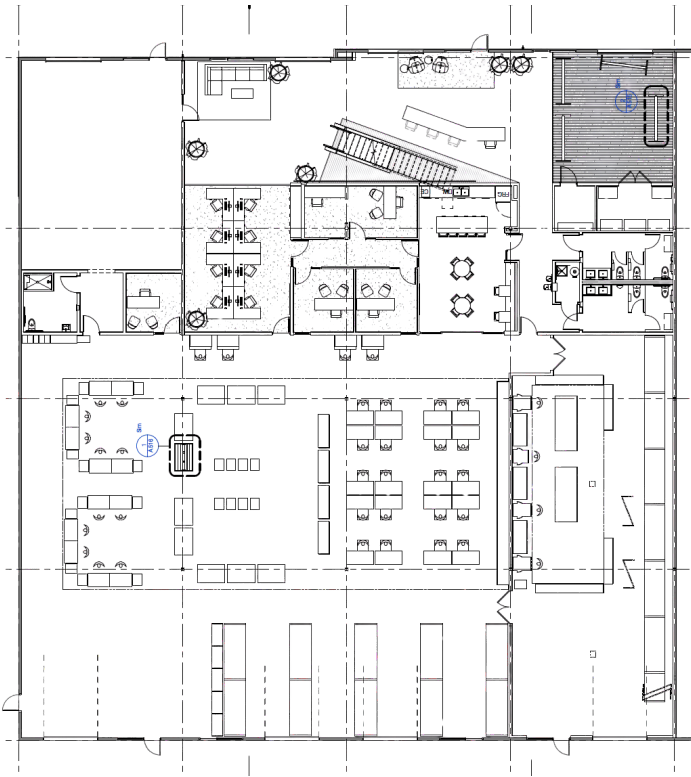
Side Detail of Building



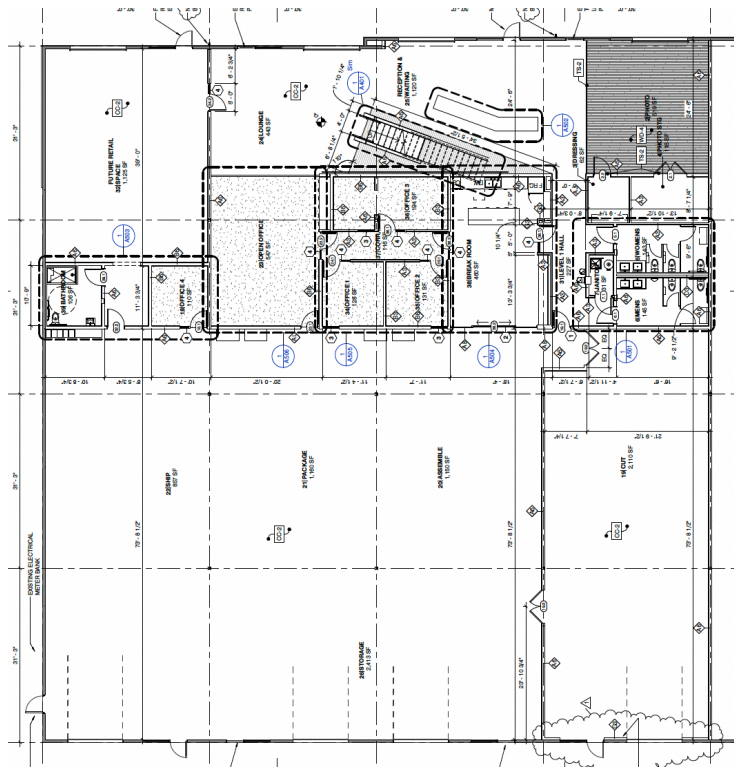


Main Floor Detail

Layout

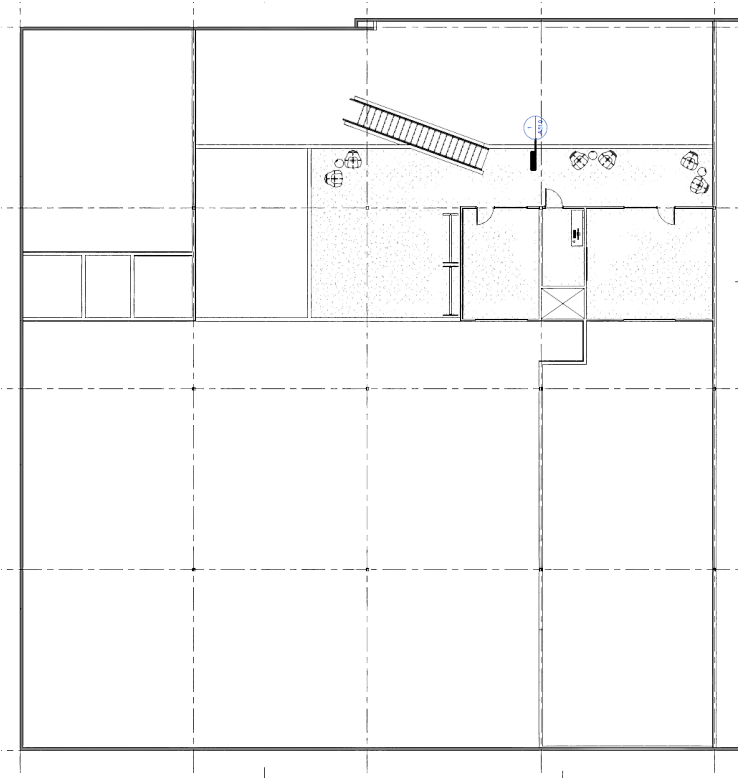


Floor plan

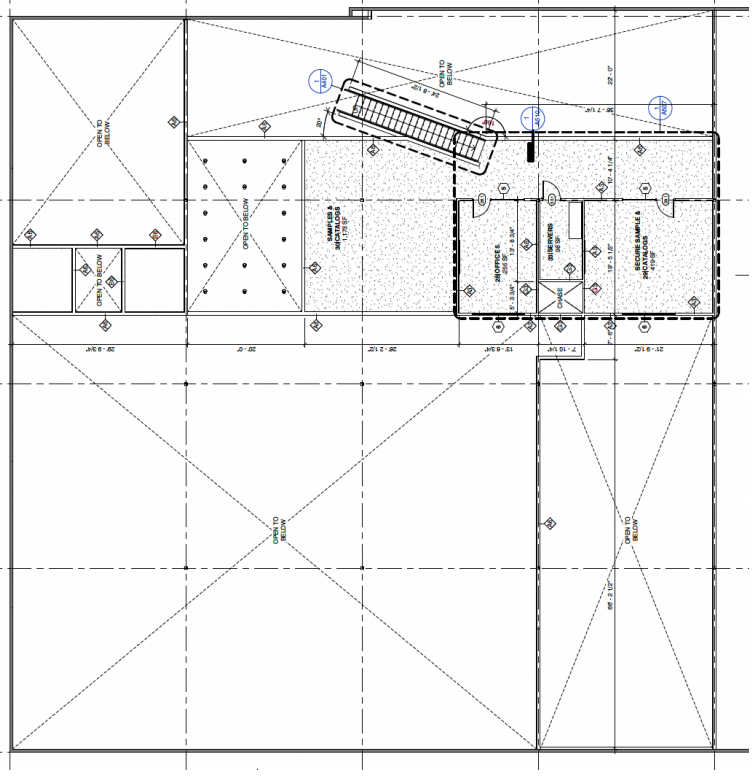


Mezzanine Level Detail

Layout



Floor plan





801 Haines Drive - Suite 800
Liberty MO 64068



A partner with HomeServices of America, Inc., a Berkshire Hathaway Affiliate

801 Haines Dr Liberty, MO
 Detailed PropertyListing

STREET ADDRESS:	801 Haines Drive	COUNTY:	Clay
CITY, STATE:	Liberty, MO	ZIP:	64068
BLDG. SIZE:	15,000 Sq ft avail	LAND AREA:	N/A
BLDG. DIMENSIONS:	120' x 125"	LAND DIMENSIONS:	N/A
OFFICE AREA:	Approx 6,000 sq ft main floor + 2,000 sq ft Mezzanine	ZONING:	C-1- Neighborhood BusinessDistrict
TYPE OF CONTRUCTION:	Tilt Up Concrete	CONDITION:	Excellent
YEAR BUILT:	2018	NO. FLOORS:	One+Mezzanine
CEILING HEIGHT:	18' -20'	ROOF TYPE:	Sloped
PARKING:	On site, paved/concrete	PLANS AVAILABLE:	Yes
#TRUCK DOCKS:	None	#DRIVE-IN DOORS:	8
WAREHOUSE SQFT:	Approx. 9,000 sq ft	D-IN DOOR SIZES:	11' x 14'
MEZZANINE AREA:	2,000 sq ft office	RAIL SERVICE:	None
HVAC:	Office and Warehouse	NO. CAR SPOTS:	4/1,000 sq ft
ELECTRIC SERVICE:	Every - Three phase	HEAT TYPE:	FA Gas
LEASE PRICE (\$/SF/YR)	\$20.00 psf yr	NO. REST ROOMS:	2-Multi&1Private
LEASE PRICE(\$/MO)	\$25,000 MO	SALE PRICE:	Not for sale
LEASE TYPE	Base Year	LEASE TERMS:	5 yr term
LEASE TERM:	5 years	CAM/Assoc Dues:	AdditionalTBD
DATE AVAILABLE:	July 1, 2026	R.E. TAXES:	IncludedBase YR
		INSURANCE:	IncludedBase YR



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Notes:

Tenant will be vacating the property on or before June 30, 2026. This building has a premium 1st generation buildout with many custom finishes. Any business needing space for staffing, warehouse, retail/showroom or similar configuration will save thousands in potential buildout costs with this Liberty location. Includes HVAC in both office and warehouse. Benefit from no earnings tax for you and your employees.

Main floor (ground level) office space within the building is approx. 6,000 sq ft with additional 2,000 sq ft mezzanine above. Warehouse space is approx. 9,000 sq ft with 4 drive in doors each 11'x 14'. Four additional glass garage doors are located on front of building allowing ample light to flow into the office and showroom areas. With reasonable remodeling a front to rear drive through could be recreated. See layout for office configuration that includes reception area, open workstations, private offices, kitchen and dining area, private or restrooms, etc. Parking is located on three sides of the building for convenient access and deliveries.

Building could be demised into 7,500 sq ft units if desired with result being each space would have approx. 50% of the office and 50% of the warehouse space.