



542 EAST LIBERTY
LANE

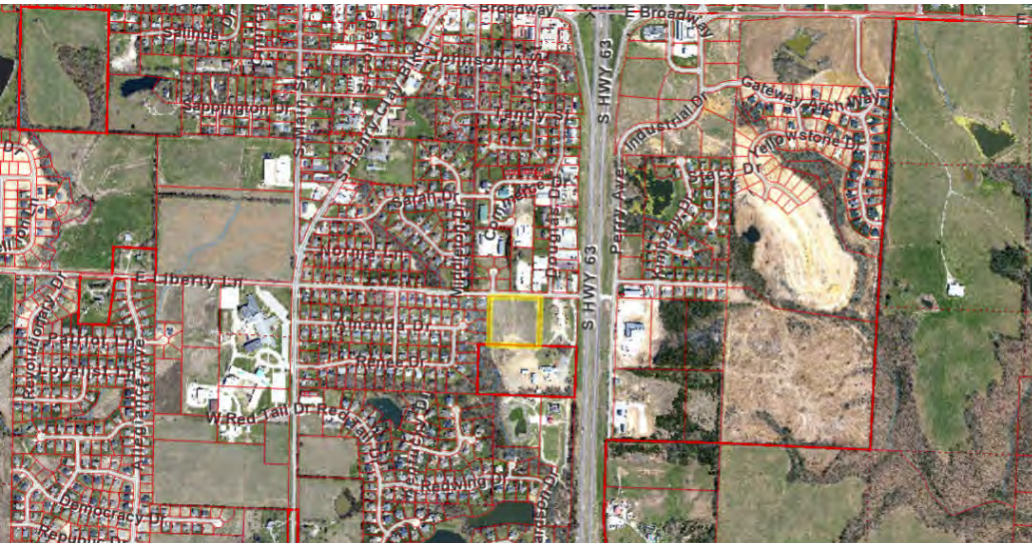
542 EAST LIBERTY LANE, ASHLAND,
MO 65010

GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	9,600 SF
Zoning:	PD

PROPERTY OVERVIEW

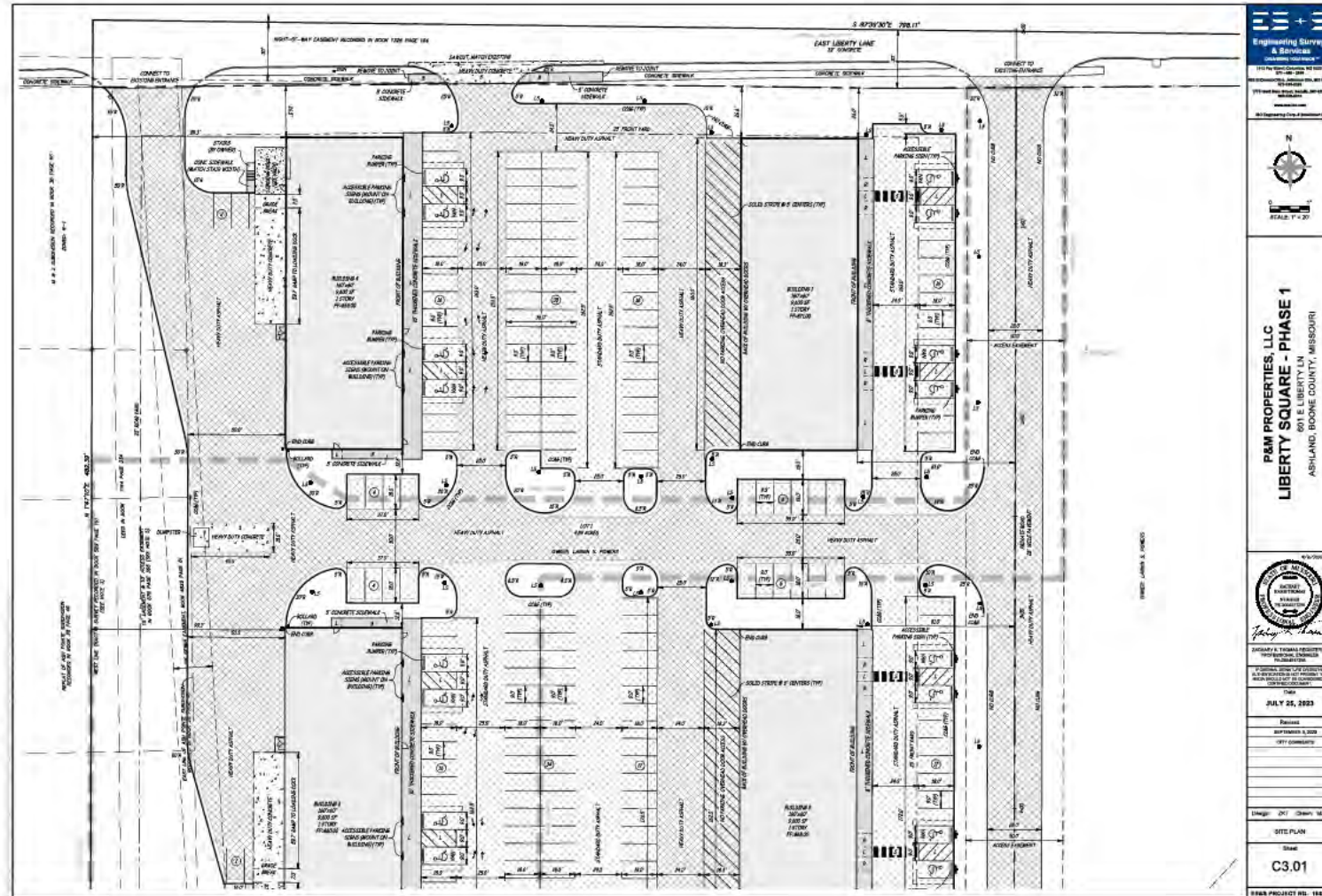
Industrial Build to suit opportunity just South of Hwy 63 & Broadway exit in rapidly expanding Ashland, MO

PROPERTY HIGHLIGHTS

- Rent on a NNN Basis
- Build to Suit: 160' x 60'
- Landlord will demise smaller
- Permitted and shovel ready so Landlord can start as soon as the lease is signed
- Building 3 (Existing building South of Bldg 4) was a build to suit recently delivered to Tenant

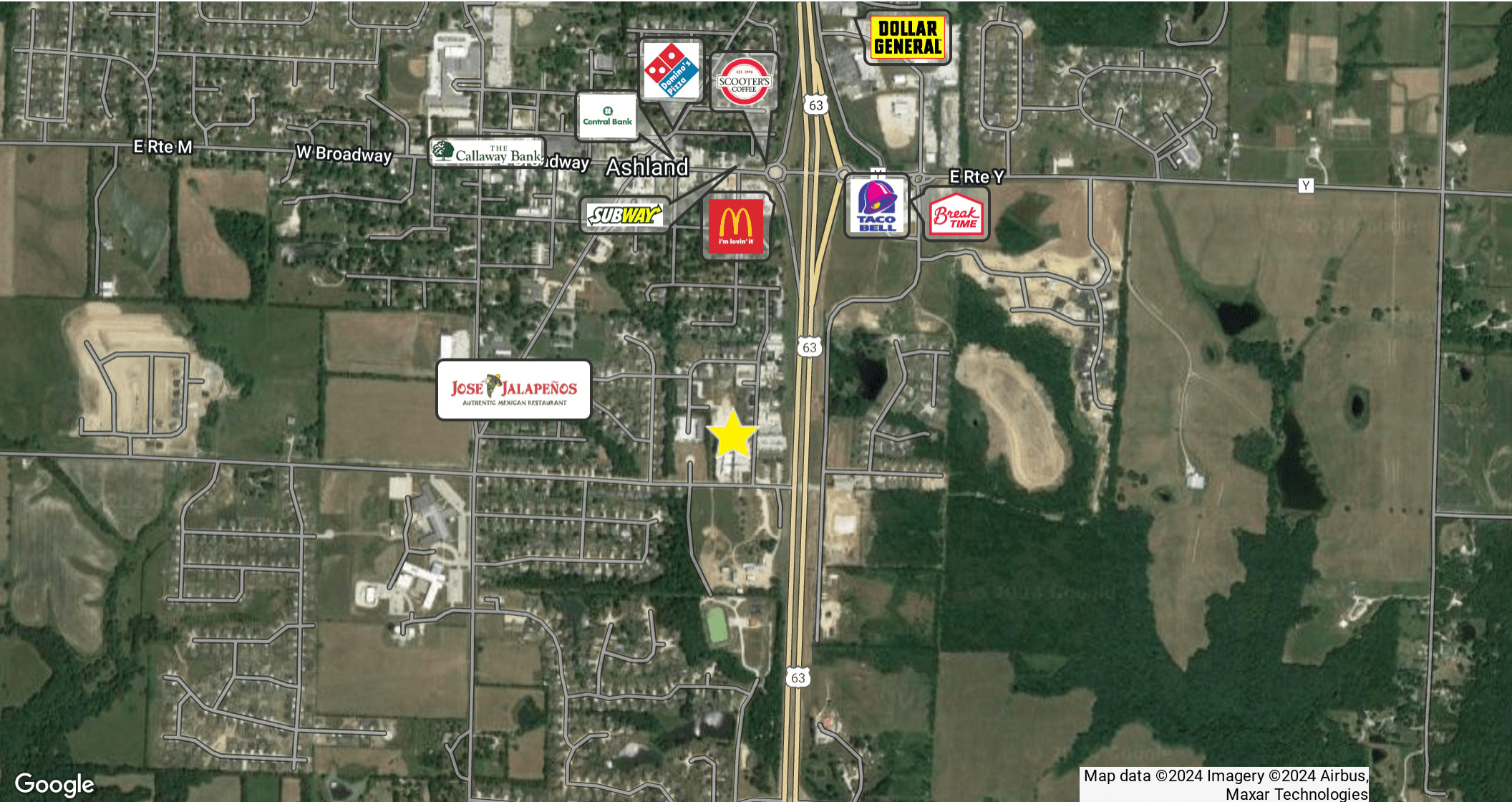
GINA RENDE

GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462



 <p>Engineering Surveys & Services</p> <p>1115 N. GARDNER ST. SUITE 100 COLUMBIA, MO 65203 TEL: 573.443.3200 WWW.MALYREALTY.COM</p>
 <p>N</p> <p>SCALE: 1" = 20'</p>
<p>P&M PROPERTIES, LLC LIBERTY SQUARE - PHASE 1 801 E. LIBERTY LANE ASHLAND, DOWNE COUNTY, MISSOURI</p>
 <p>Professional Engineer JAMES S. JONES No. 10000 Missouri</p>
<p>DATE: JULY 25, 2023</p> <p>PROJECT: LIBERTY SQUARE - PHASE 1</p> <p>BY: JAMES S. JONES</p> <p>DATE: JULY 25, 2023</p>
<p>Scale: 20' = 1" (AS SHOWN)</p>
<p>SITE PLAN</p>
<p>Sheet: C3.01</p>
<p>PLAN PROJECT NO.: 19286</p>

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462



GINA RENDE

GINA@MALYREALTY.COM

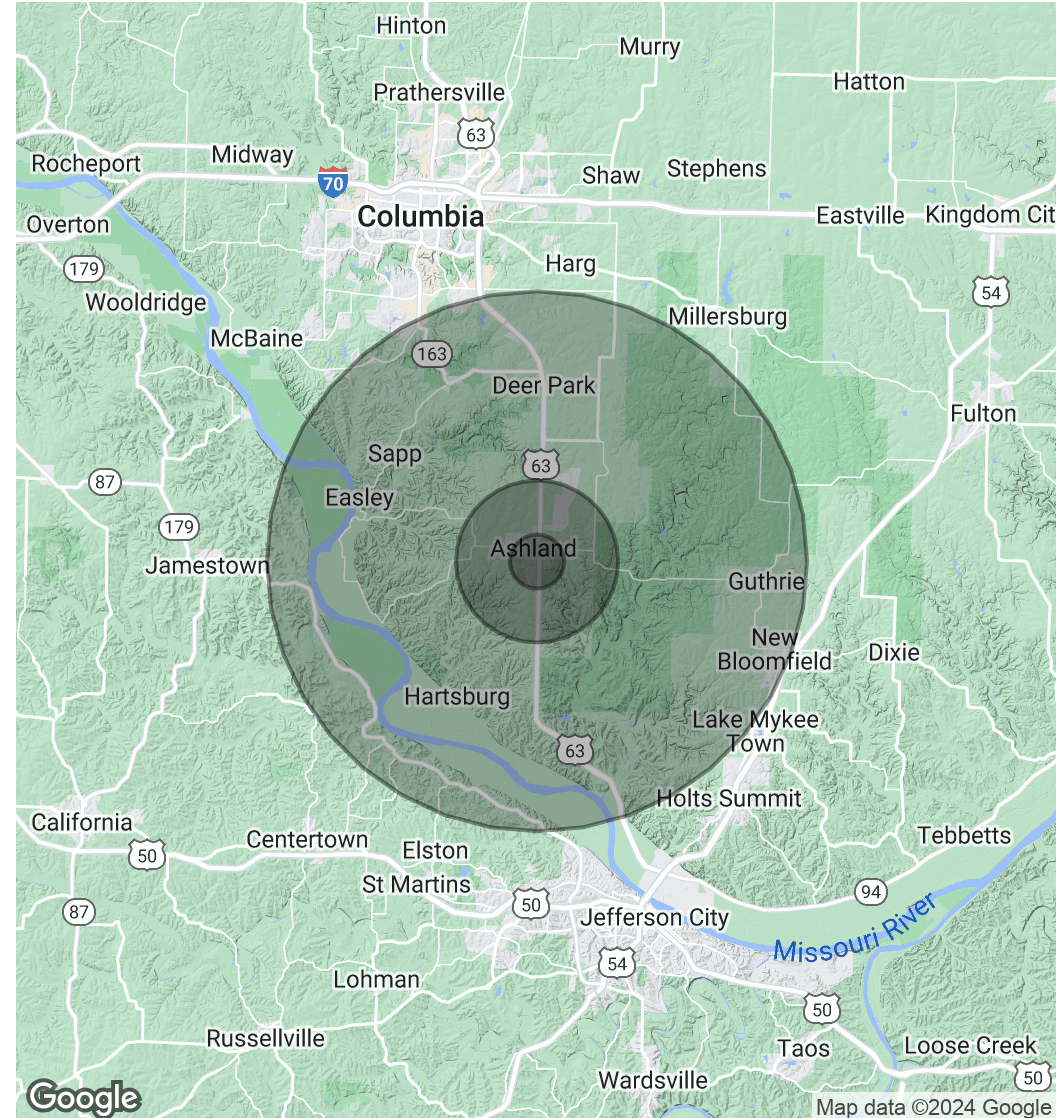
O: 573.443.3200

C: 314.477.4462

POPULATION	1 MILE	3 MILES	10 MILES
Total Population	3,772	6,499	30,391
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total Households	1,431	2,471	12,024
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$106,027	\$107,132	\$99,571
Average House Value	\$359,982	\$368,002	\$320,944

Demographics data derived from AlphaMap



GINA RENDE
 GINA@MALYREALTY.COM
 O: 573.443.3200
 C: 314.477.4462