

Industrial For Sale

1501 U.S. 169 Highway
Smithville, Missouri

Jack Higgins

Senior Vice President
+1 816 556 1170
jack.higgins@colliers.com

John Stafford sior

Vice Chair
+1 816 556 1184
john.stafford@colliers.com



Accelerating success.

Available For Sale

1501 U.S. 169 Highway

Property Features

Building Size:	62,775± SF
Showroom/ Office Area:	26,680± SF
Land Area:	3.06± acres
Year Built/ Renovated:	1975/1999
Zoning:	B-3 - General Business District

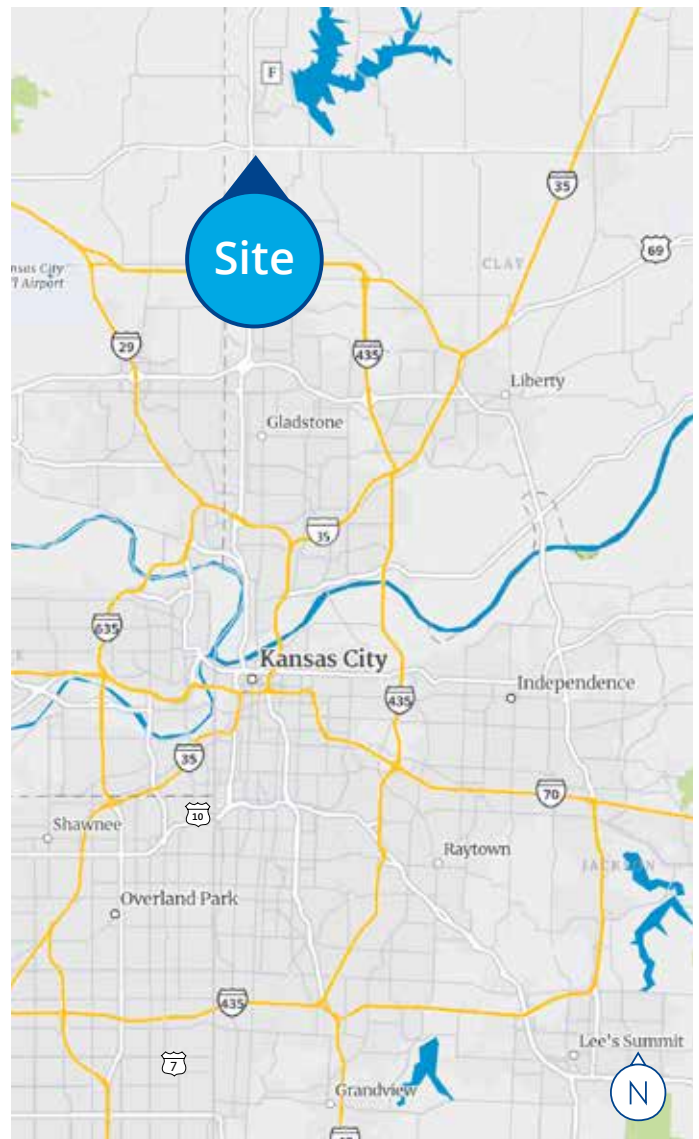
Loading:	5 dock-high doors
	• 3 - 6'x10'
	• 2 - 8'x10'
	2 drive-in doors
	• 1 - 6'x10'
	• 1 - 12'x12'

Clear Height: 9'-20'

Sprinkler: Wet

Parking: 40+ striped parking stalls

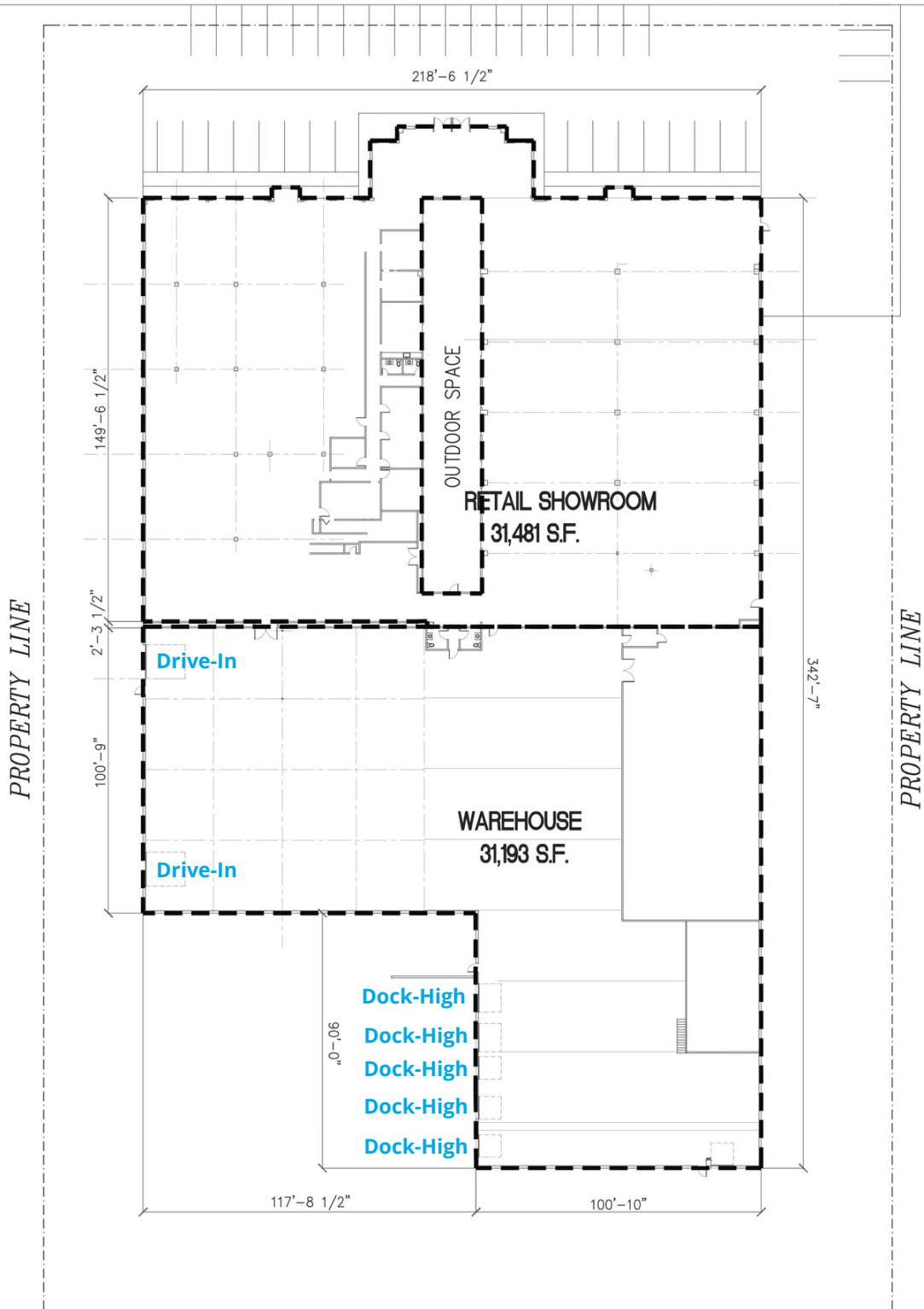
Price: \$2,400,000 (\$38/SF)



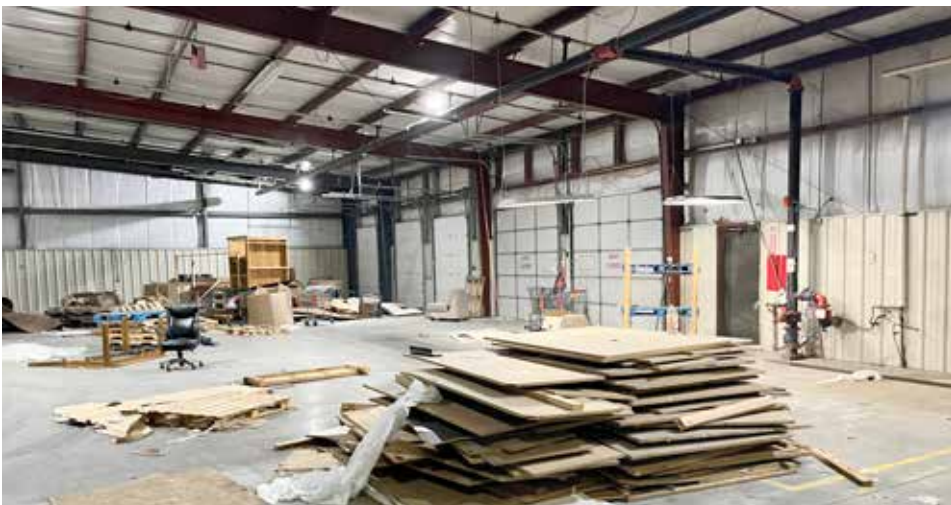
Floor Plan

1501 U.S. 169 Highway

HWY 169



1501 U.S. 169 Highway



Jack Higgins

Senior Vice President
+1 816 556 1170
jack.higgins@colliers.com

John Stafford, SIOR

Executive Vice President
+1 816 556 1184
john.stafford@colliers.com

Colliers Kansas City

4520 Main Street, Suite 1000
Kansas City, MO 64111
+1 816 531 5303
colliers.com/kansascity

Colliers