

Industrial For Sale

1501 U.S. 169 Highway
Smithville, Missouri

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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

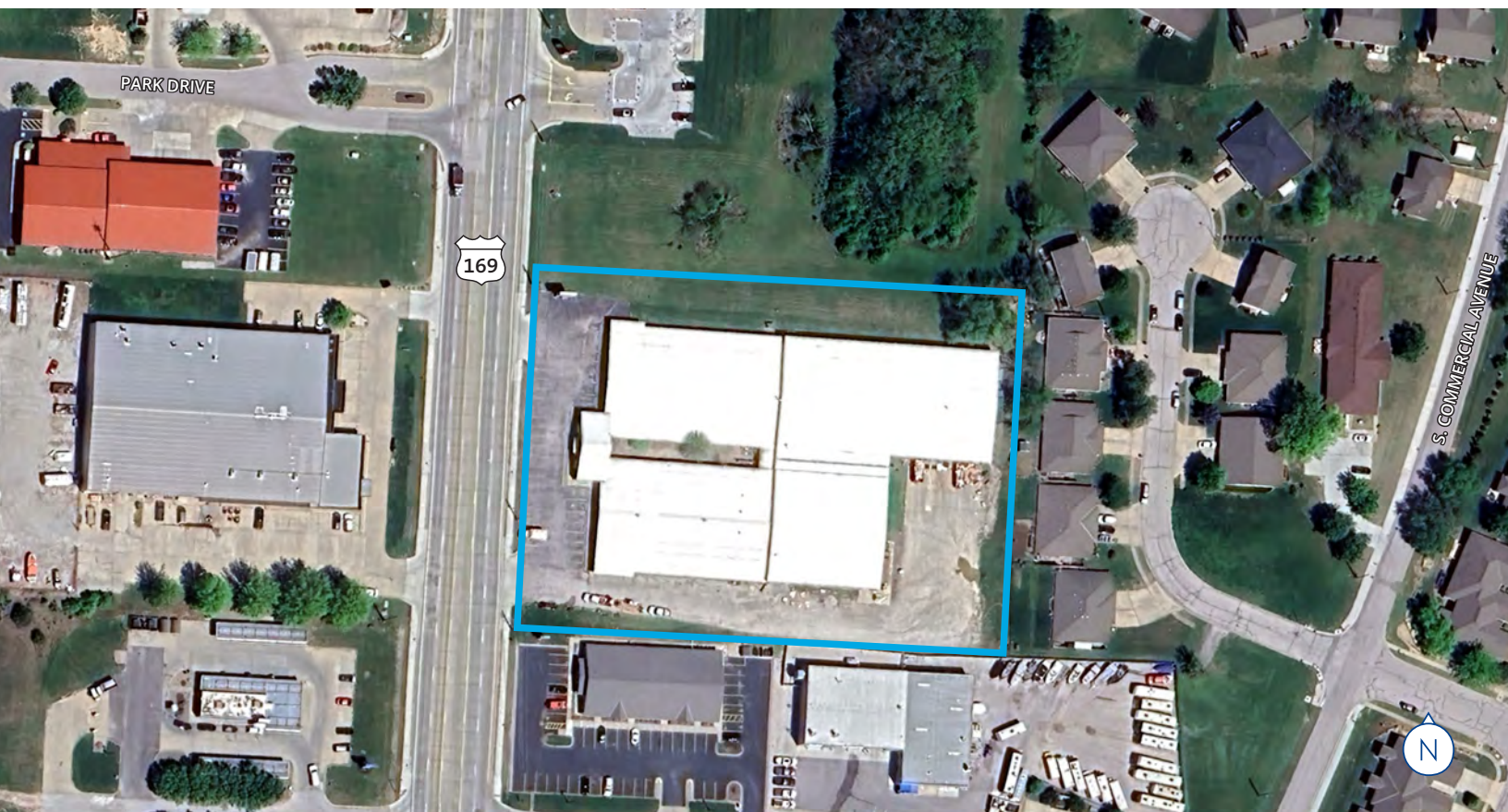
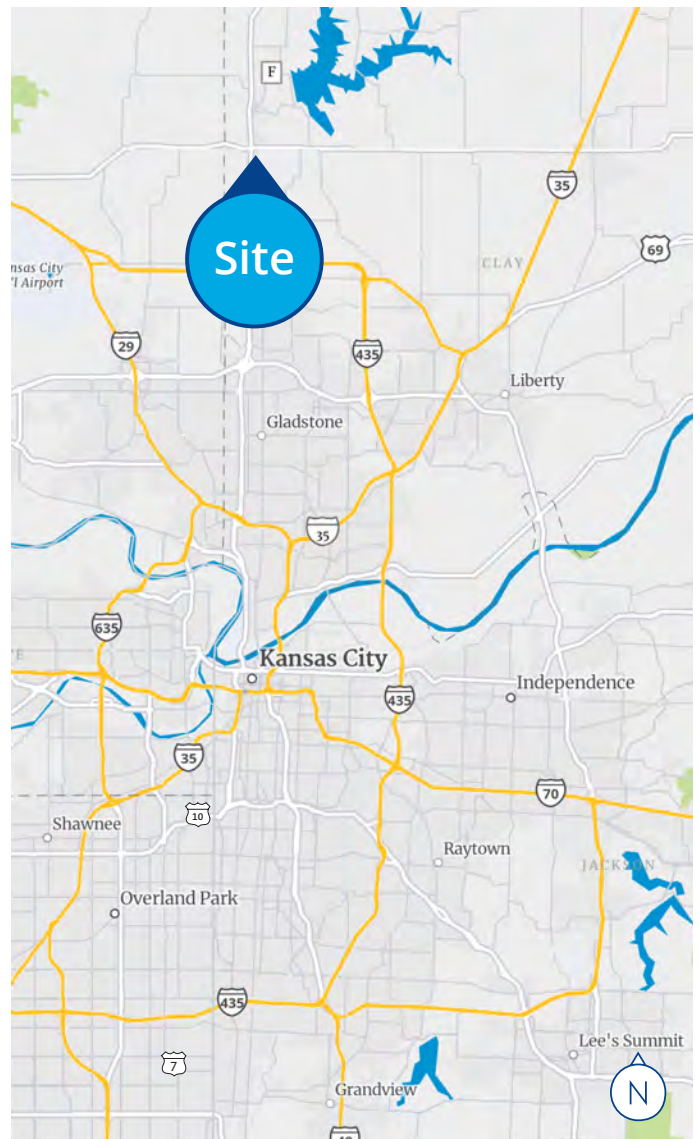
Loading:	5 dock-high doors
	• 3 - 6'x10'
	• 2 - 8'x10'
	2 drive-in doors
	• 1 - 6'x10'
	• 1 - 12'x12'

Clear Height: 9'-20'

Sprinkler: Wet

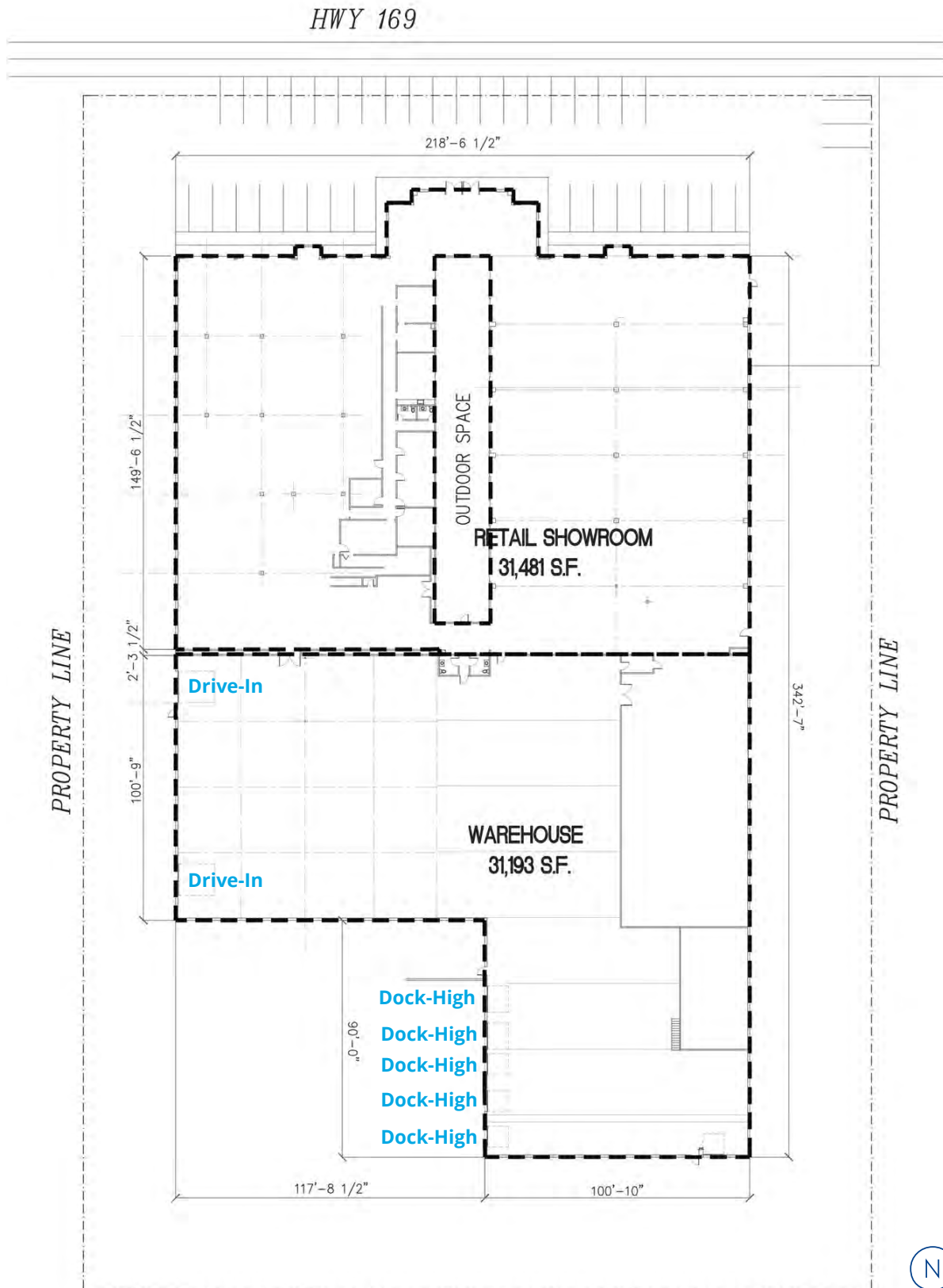
Parking: 40+ striped parking stalls

Price: \$2,600,000 (\$41.41/SF)

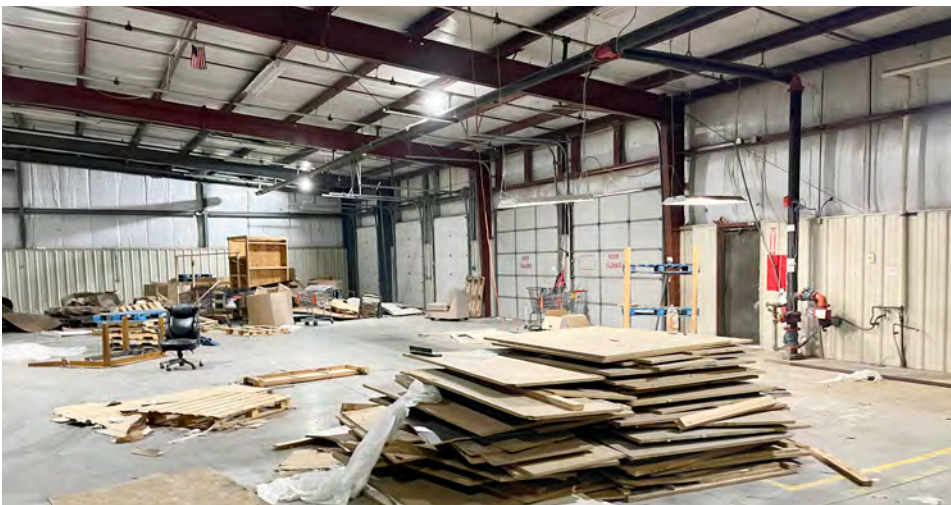
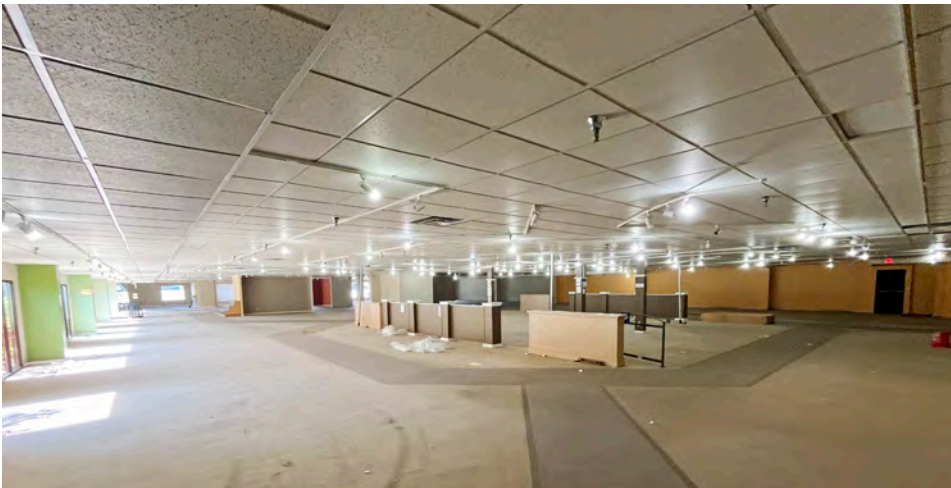


Floor Plan

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