

9620 E 350 HIGHWAY

RAYTOWN, MO 64113

PEAK

Real Estate Partners




Property Highlights:

- **Flex Industrial (Warehouse and Office)**
- **Vacancies:**
 - **Suite #107-108 – 5,745 SF**
 - **Suite #110 – 2,865 SF**
- Garage bay height and width – 13.5' (h) x 9.4' (w)
- Ultimate flexibility for various sizes of units.
- Asking rate: \$10.00/psf gross
- New ownership
- New parking lot, exterior lighting, and upgraded monument signage installed in 2025
- Excellent highway access and great monument signage visibility on to 350 highway




HANK SIMPSON
PARTNER

 (913) 400-1252

 HANK@PEAKREP.COM

WYATT PALMER
ASSOCIATE

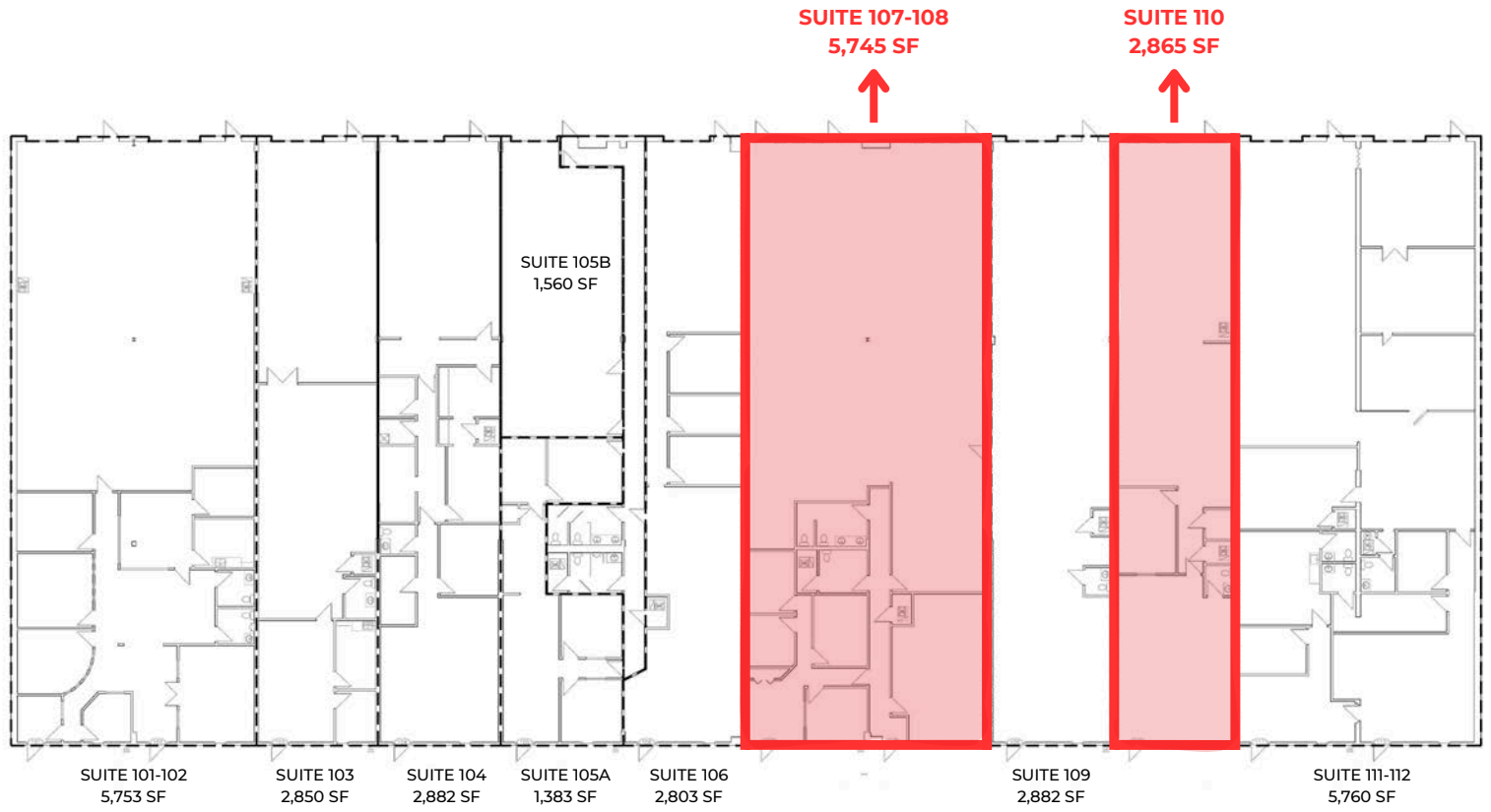
 (913) 230-3100

 WPALMER@PEAKREP.COM

FLOOR PLAN

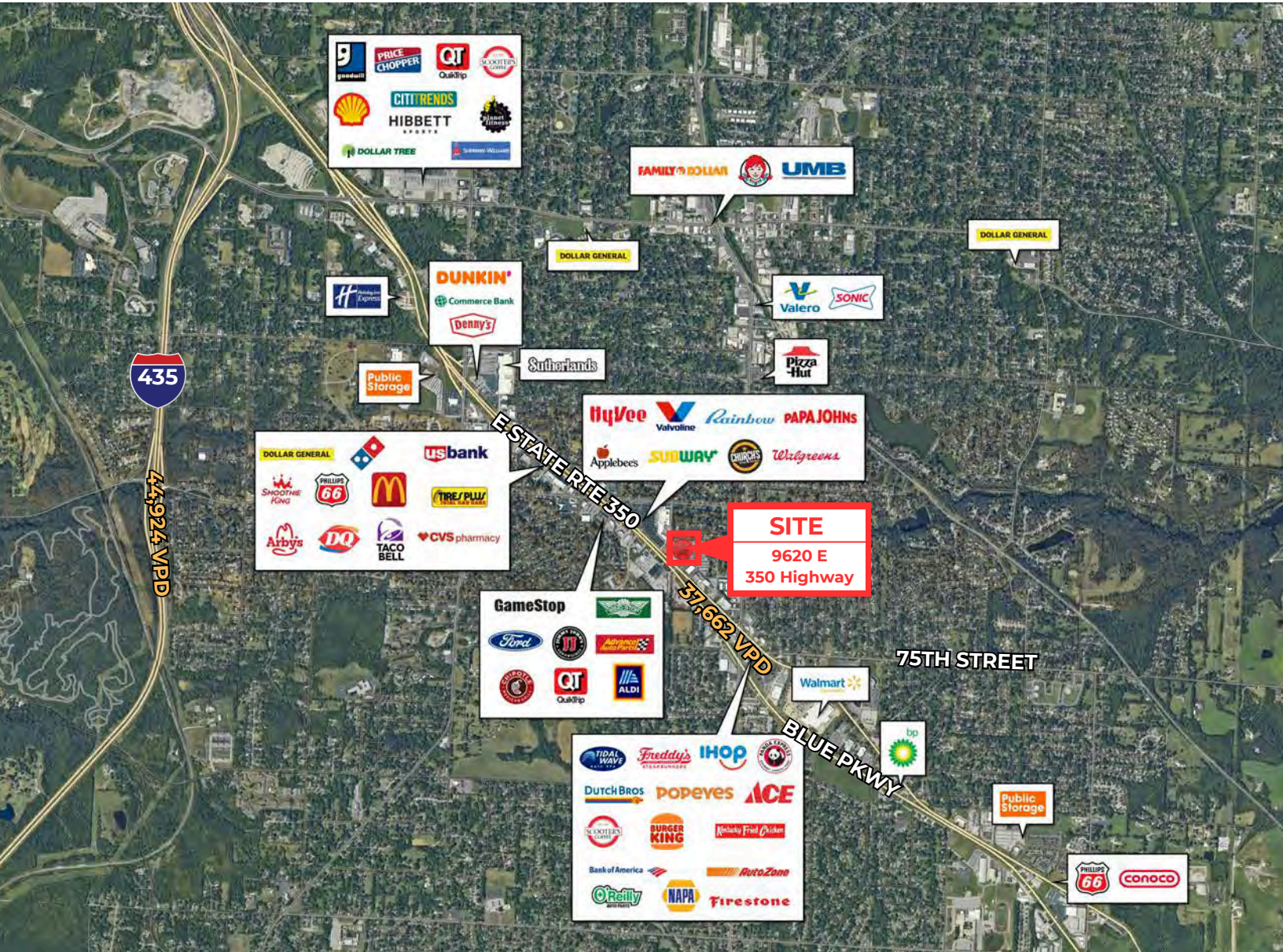
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PROPERTY AERIAL

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POPULATION	
1-MILE	7,862
3-MILE	53,561
5-MILE	121,723



DAYTIME POPULATION	
1-MILE	5,809
3-MILE	29,111
5-MILE	74,718



AVERAGE HOUSEHOLD INCOME	
1-MILE	\$78,212
3-MILE	\$82,066
5-MILE	\$80,496