

**Ground Lease – Smithville, Missouri**  
**18316 Collins Road**  
**Smithville, MO 64089**  
**Clay County**



**Price: \$6,000 per acre / month (Annual Rent Escalators)**



**GROUND LEASE OPPORTUNITY – Smithville, MO.** IEB Real Estate is pleased to present this reliable and secure storage solution for businesses looking to optimize operations and maintain a high level of security. The combination of ample space, lighting, and top-tier security features makes it an ideal location for industries requiring a secure and functional outdoor storage facility. Located North of Kansas City, Missouri. Ideal usage for industrial outdoor storage, inventory overflow, equipment and vehicle storage, raw material storage, temporary project staging and continued salvage yard usage. Up to +/- 11.7 acres. Landlord is flexible on dividing available space throughout the property.

- **Lease Type: NNN**
- **Total Square Footage (Approximate): 509,562 (11.7 Acres)**
- **Current Usage: Outdoor Boat & RV Storage**
- **Zoning: Industrial**
- **Length of Term: 3 – 5 Years (Flexible)**
- **Parcel ID: 06104000100200**

Contact Ryan Schmidt for questions and inquiries (314) 775 – 8484



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