

9620 E 350 HIGHWAY

RAYTOWN, MO 64113

PEAK

Real Estate Partners



PROPERTY HIGHLIGHTS:

- **Flex Industrial (Warehouse and Office) Space**

Vacancies:

- **Suite #106 – 2,803 SF**
- **Suite #107-108 – 5,745 SF**
 - **(Can be combined with #106 for 8,548 SF)**

- Garage bay height and width – 13.5' (h) x 9.4' (w)
- Ultimate flexibility for various sizes of units.
- Asking rate: \$8.50/PSF + NNN
- New Ownership
- Facility Upgrades Coming Soon
- Excellent Highway Access and Great Monument Signage Visibility on to 350 Highway

CONTACT US:

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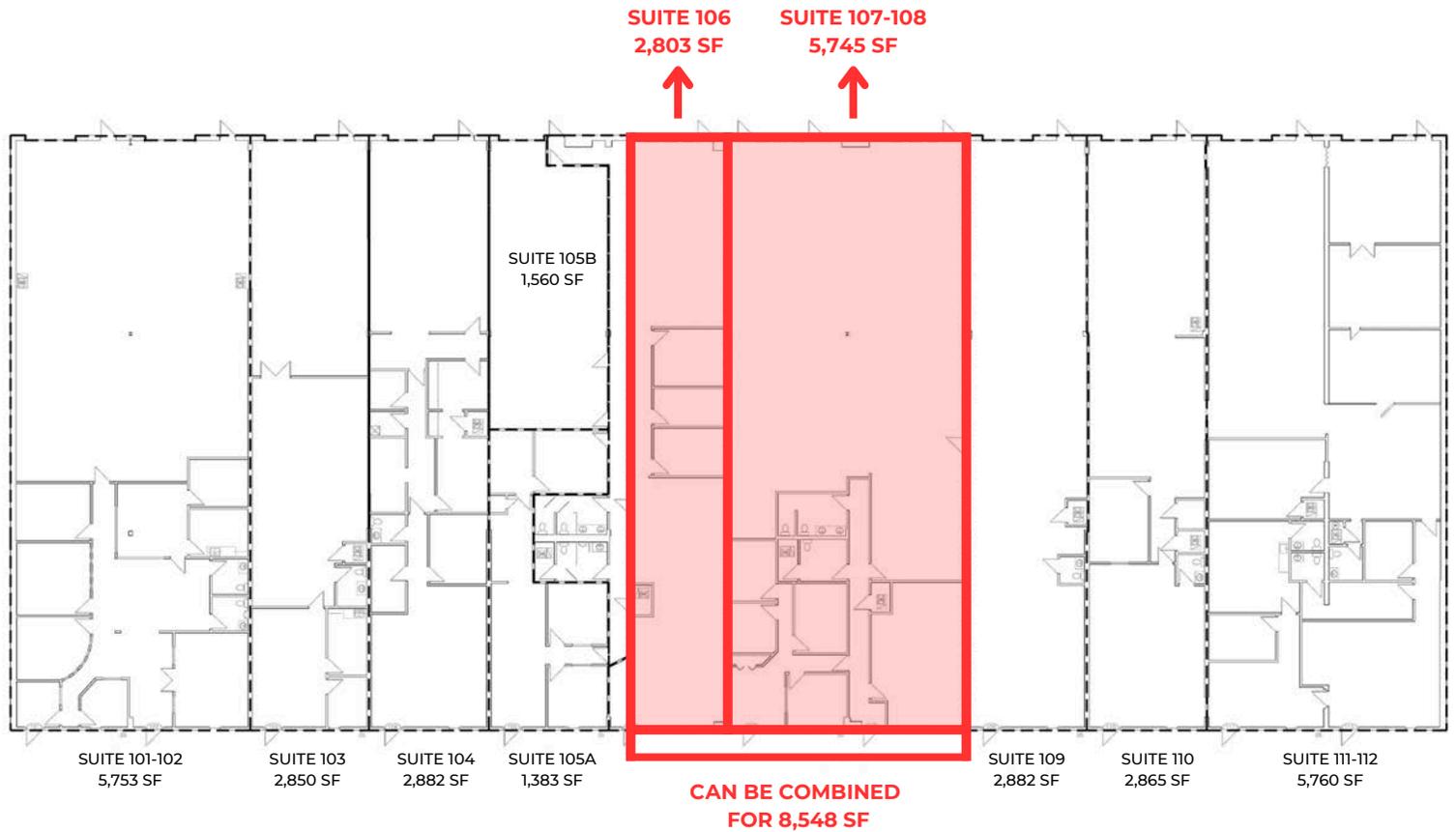
WPALMER@PEAKREP.COM

FLOOR PLAN

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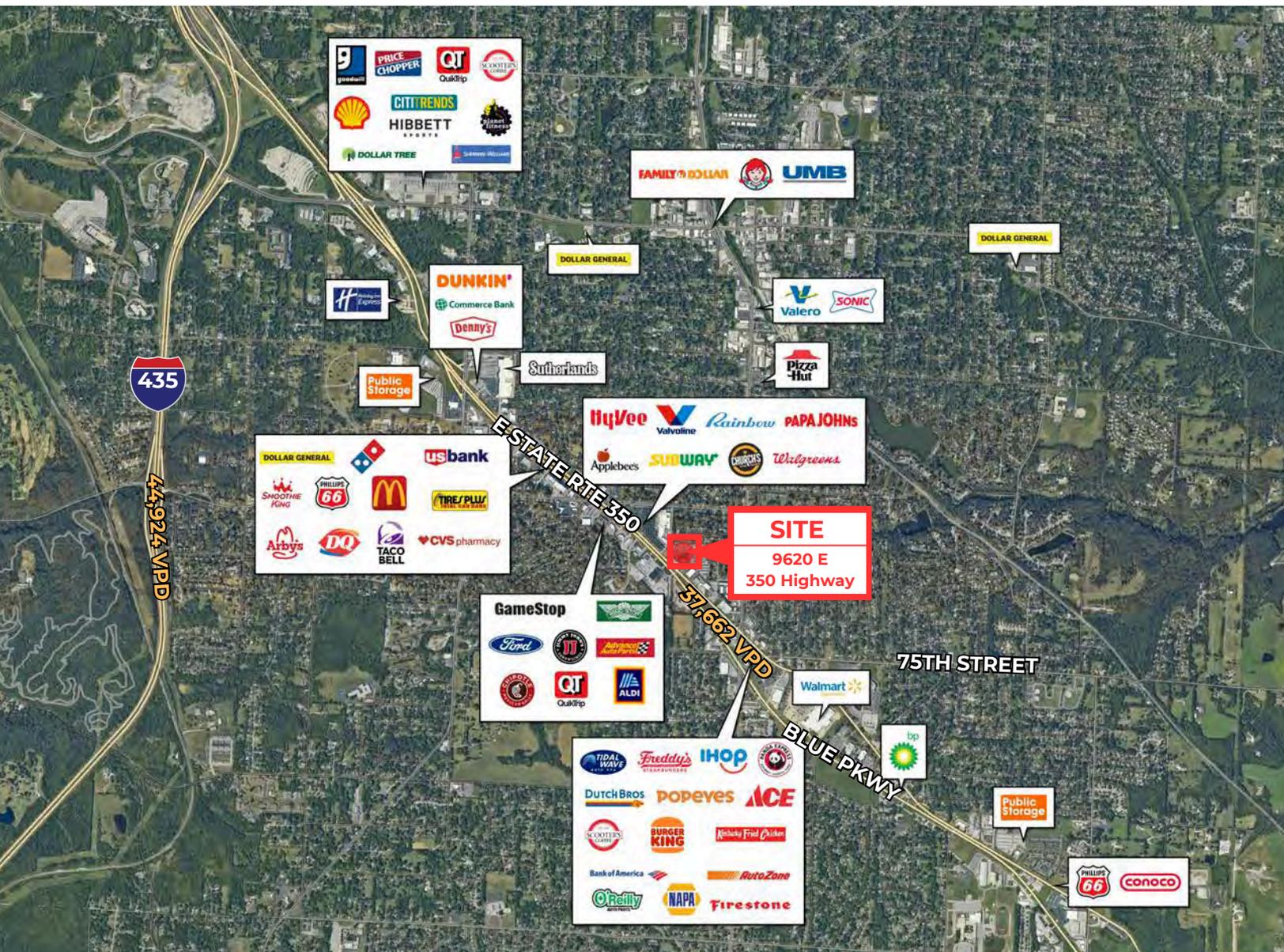


PROPERTY AERIAL

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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 |