

DIVERSIFIED BUSINESS PARK – SMITHVILLE MO

1500 S US HIGHWAY 169, SMITHVILLE, MO 64089

**INDUSTRIAL
PROPERTY FOR LEASE**



PROPERTY DESCRIPTION

Diversified Business Park offers a range of commercial suites designed to accommodate retail, office, flex, and warehouse needs. Conveniently located along Highway 169, the park provides excellent visibility, easy access, and a thriving, service-oriented tenant community.

Suite A – 1,350 SF (+/-)

Recently upgraded with a flexible layout ideal for office, retail, or flex use. Includes a private entrance, modern restroom, and a newly built office as part of recent enhancements.

Suite 1504 – 5,000 SF (+/-)

Open layout perfect for businesses seeking adaptable space for operations, storage, or light industrial use.

Suite 1500 – 11,400 SF (+/-) – Coming Soon!

A spacious unit featuring warehouse space, dock access, and a full office buildout. Portions of this suite have been improved, offering strong functionality for distribution, production, or hybrid use. Fenced in yard.

PROPERTY HIGHLIGHTS

- Available for Multiple Uses
- High visibility along Highway 169 with easy access
- Surrounded by a variety of local amenities
- Located within a vibrant, service-oriented tenant community
- Ideal for flex, retail, or office use

OFFERING SUMMARY

Suite C:	1,350 SF (+/-)
Suite 1500:	11,400 SF (+/-)
Suite 1504:	5,000 SF +/-

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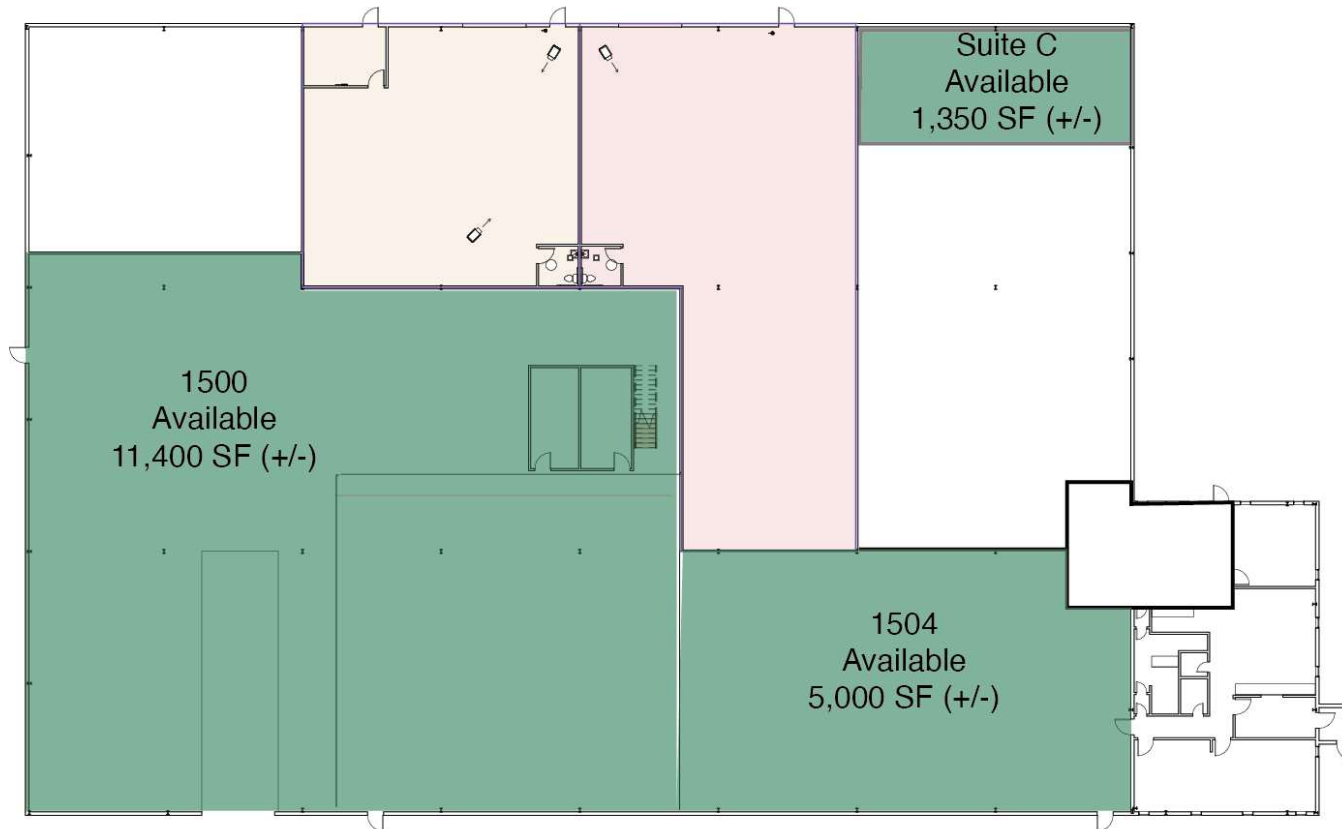
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TENANT MAP –
AVAILABLE SPACES



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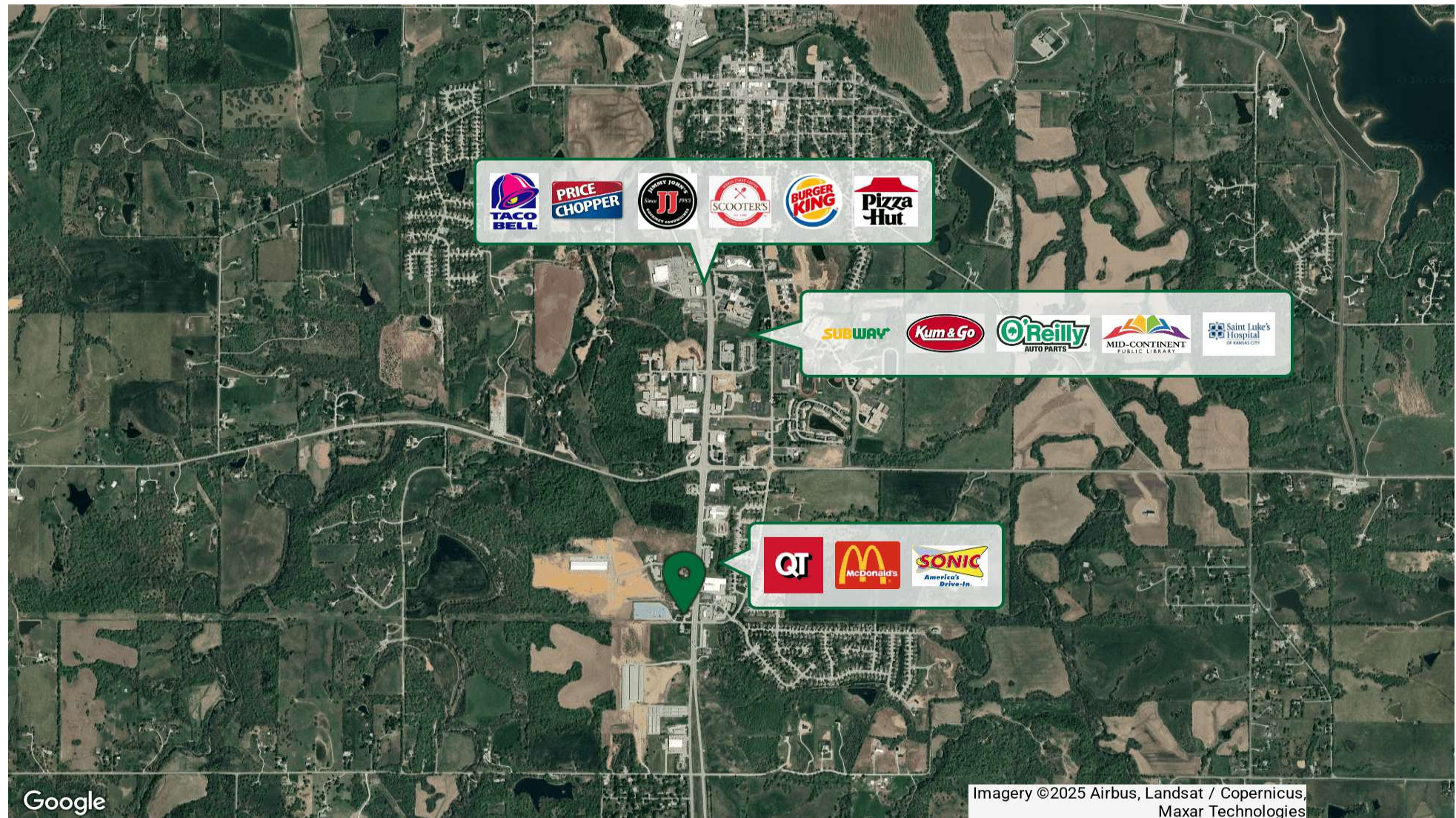
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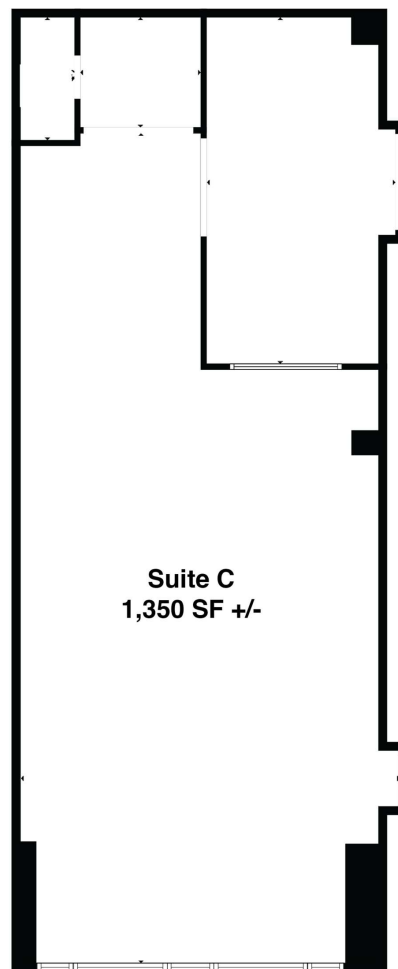
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SUITE C FLOORPLAN



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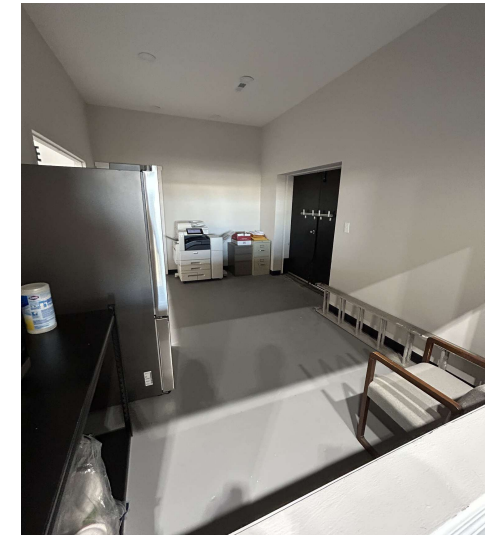
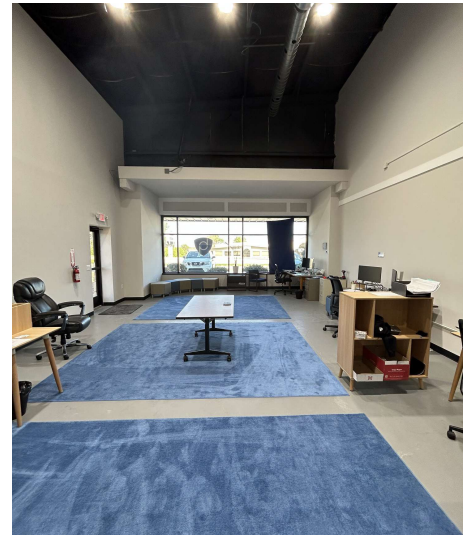
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SUITE C EXTERIOR AND
INTERIOR PHOTOS



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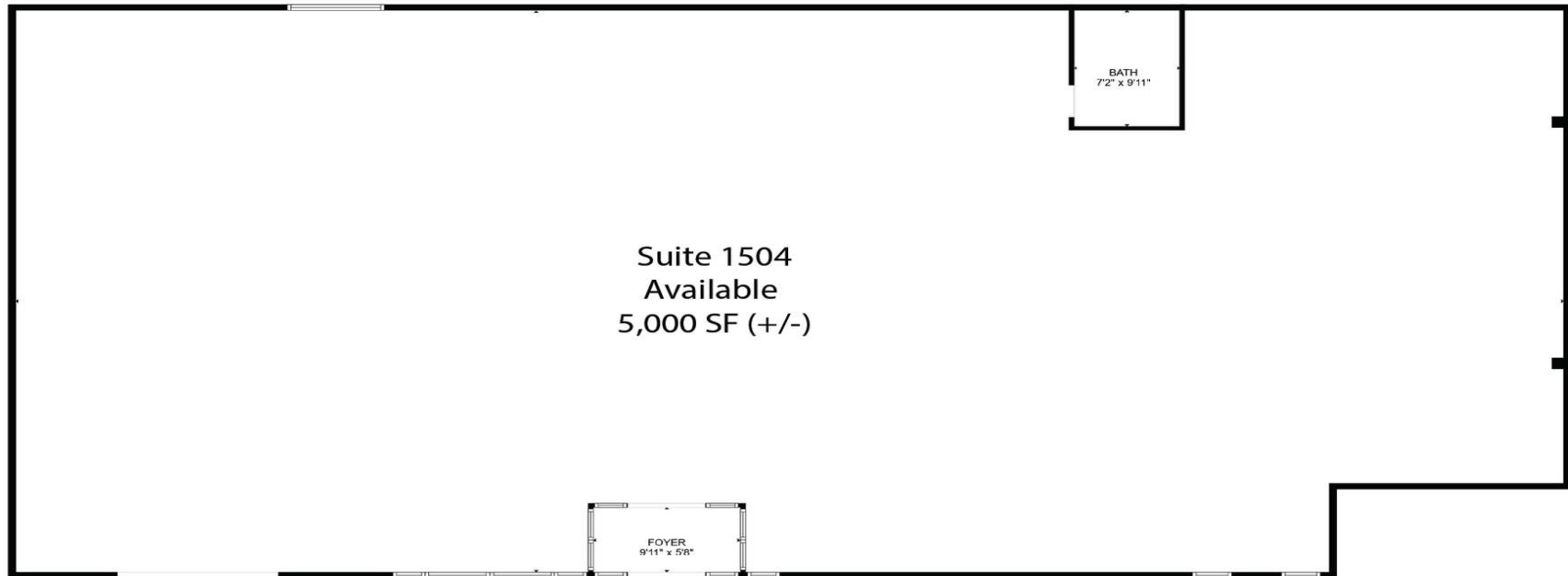
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**SUITE 1504 FLOOR
PLAN**



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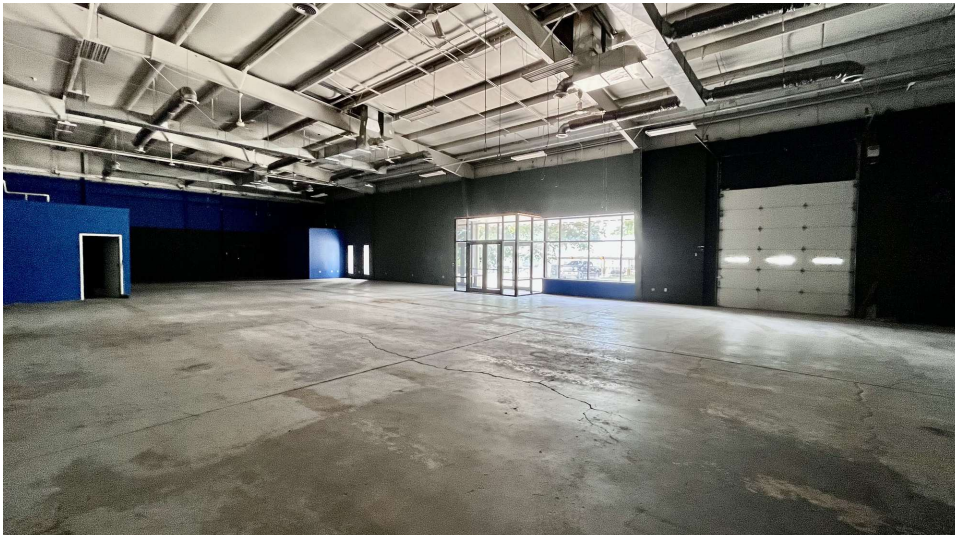
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SUITE 1504 EXTERIOR
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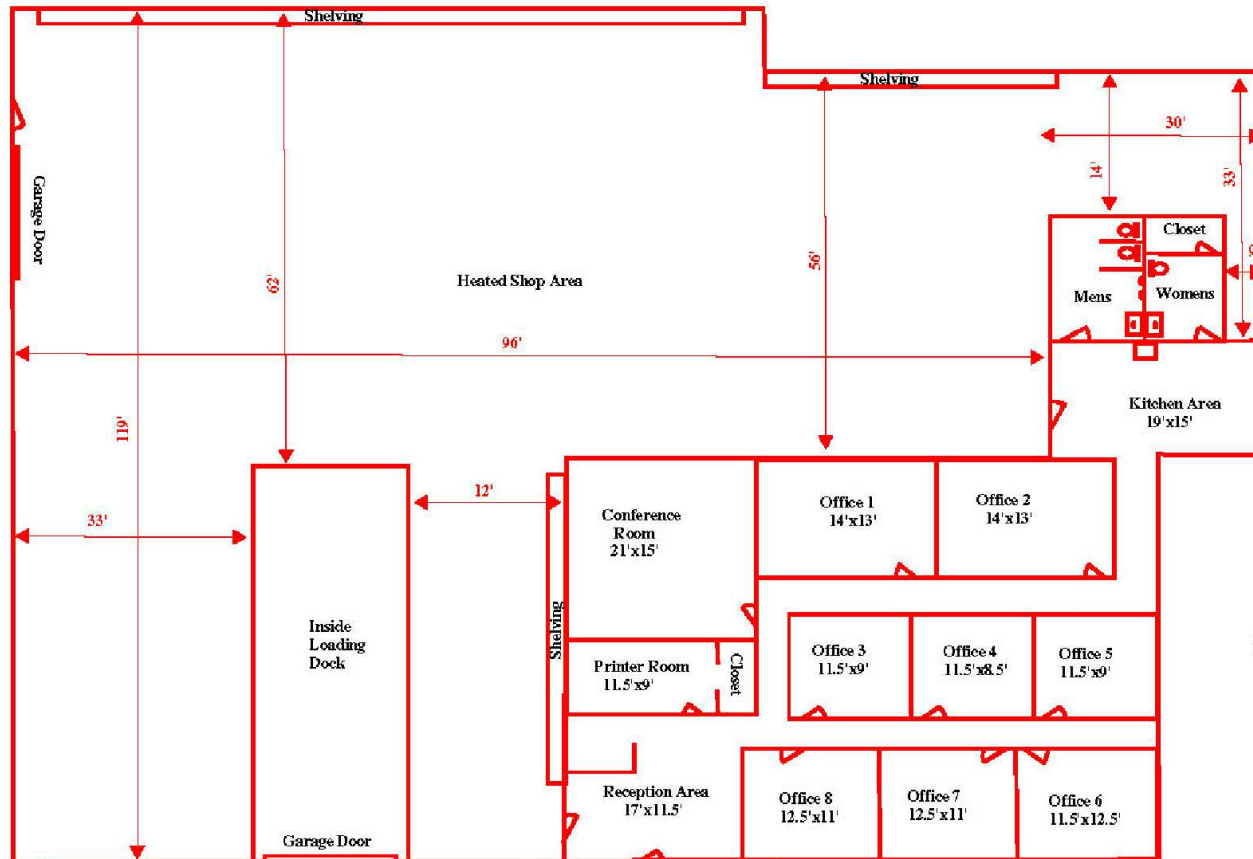
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SUITE 1500 FLOOR PLAN



Suite 1500
11,400 SF (+/-)

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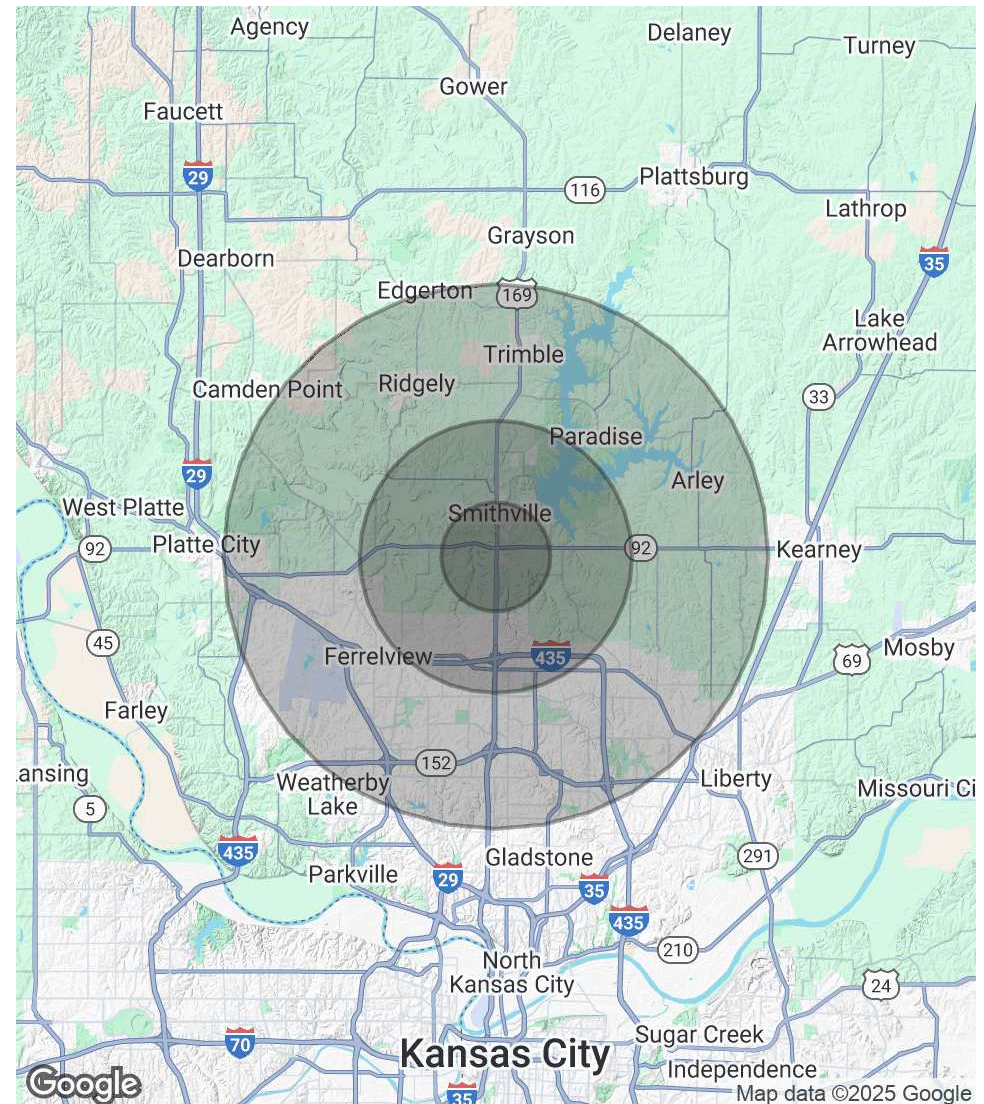
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	4,760	19,496	130,858
Average Age	36.6	38.6	37.7
Average Age (Male)	36.5	39.7	37.1
Average Age (Female)	37.2	38.0	38.1

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	1,743	7,085	51,203
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$83,102	\$94,310	\$96,205
Average House Value	\$203,621	\$253,310	\$231,841

2020 American Community Survey (ACS)



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