



INDUSTRIAL/FLEX BUILDING

For Sale

1325 SW Market Street
Lee's Summit, Missouri (MO)

GRIFFIN RILEY

21 SE 29th Terrace
Lee's Summit, MO 64082
GriffinRiley.com

FOR SALE

1325 SW MARKET ST ➤ LEE'S SUMMIT, MISSOURI

Property Details

FOR SALE – Offered at \$3,500,000

±22,900 SF Industrial/Flex Facility

- Office Space: ±8,800 SF (includes ±2,000 SF second-floor mezzanine)
- Warehouse/Storage: ±14,100 SF (~176-ft x 80-ft)
- Site Area: ±1.83 acres
- Secure Fenced Truck Court / Outdoor Storage
- Clear Height: 17'–18'
- Loading Access:
 - 3 dock-high doors (1 with pit leveler, 2 with edge-of-dock levelers)
 - 2 drive-in doors (12' x 12')
- Power: 600 amps electrical service
- Zoning: PI – Planned Industrial

Location Advantages

- **High Traffic Counts:**
 - ±38,078 AADT on 291 Highway
 - ±84,449 AADT on US-50 (2 min. north)
- **Excellent Access:** Quick connectivity to US-50 and I-470, supporting efficient regional distribution and commuting
- **Strong Visibility:** Prominent exposure along a major corridor ideal for branding and signage



For More Information

Jake Loveless

Senior Vice President

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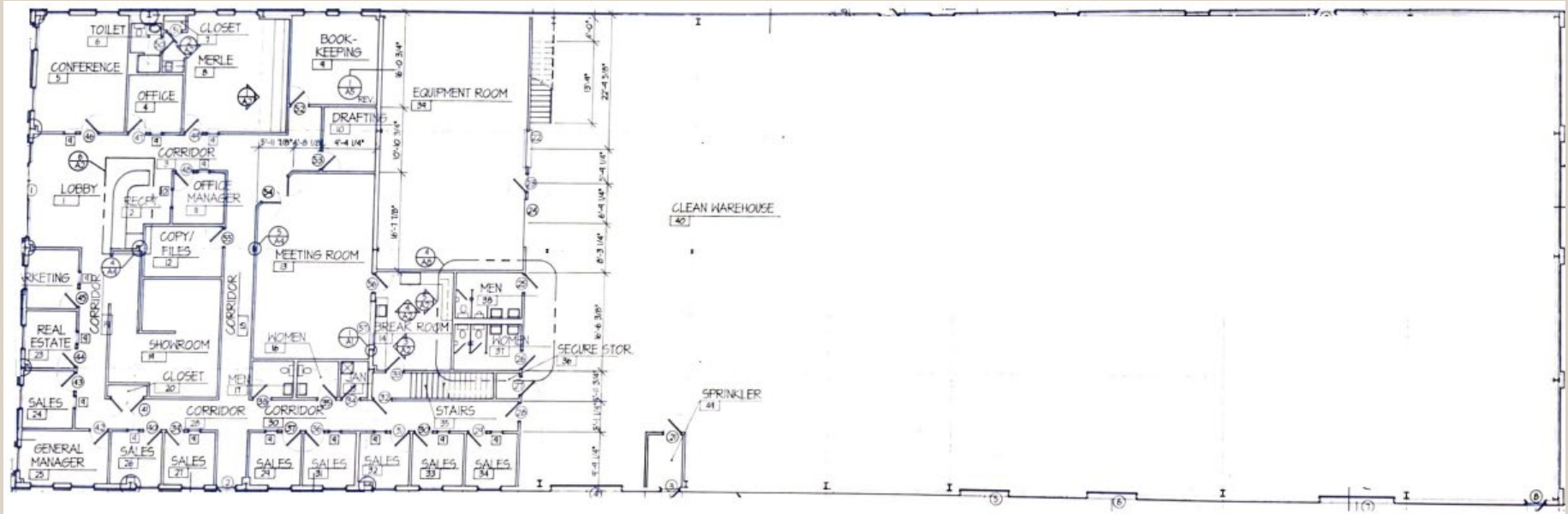
Matt Tapp

Director of Acquisitions & Entitlements

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FOR SALE

FLOORPLAN



OFFICE AREA
6,800+ Square Feet

**2nd Floor
Mezzanine**
2,000+ Square Feet

WAREHOUSE/STORAGE AREA
14,100+ Square Feet (~176' x 80')

FOR SALE

1325 SW MARKET STREET ➤ LEE'S SUMMIT, MISSOURI

REGIONAL SNAPSHOT

