

7801 Blue Ridge Boulevard, Raytown, MO 64138
 8000 SF Flex Building For Lease

FOR LEASE



Rent: \$7.75/SF + NN \$1.75/SF

Insurance = \$0.38/SF
 Taxes = \$1.37/SF
 *CAM is the responsibility of the Tenant

Property Features:	
Address	7801 Blue Ridge Boulevard
City, State, Zip	Raytown, MO 64138
Submarket	East Jackson County Submarket
Asset Type	Office & Warehouse
Total AC	± 0.69 ACRES
Zoning	M1-5

Highlights:

- Combined 8000 SF of Warehouse & Office Space
- Eight (8) Drive-in Doors
- Two (2) 12' Garage Doors
- Dock high loading ramp
- Multi Level Storage, Outside Storage
- Three (3) Bathrooms
- Gated Lot/Ample Parking
- Heating & Cooling


For more information, please contact:
 Mike Rivera
 Associate Broker
 913.827.1712
mrivera@amg-cr.com

AMG Commercial Realty
 6320 Lamar Ave – Ste 107
 Overland Park, KS 66202
www.assetmgmtgrp.com

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Multi-Level Warehouse Includes:

- Eight Drive-In Doors - 7'5"
- Two Overhead Garage Doors – 12'
- Drainage
- (1) Bathroom
- Climate Controlled

Office Includes:

- Two (2) Offices
- Reception Area
- Break area
- Conference Room
- Two (2) Bathrooms

For more information, please contact:

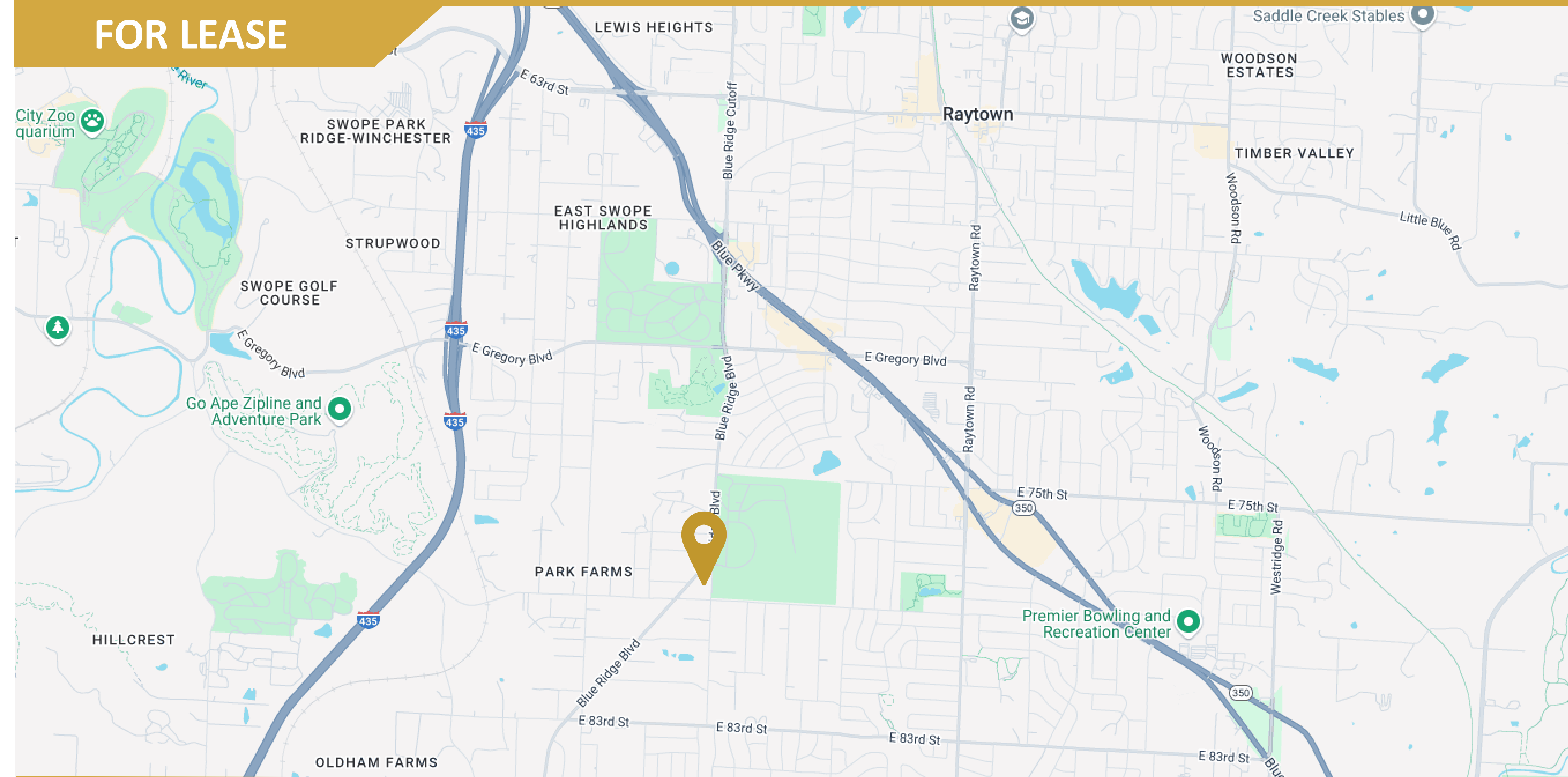
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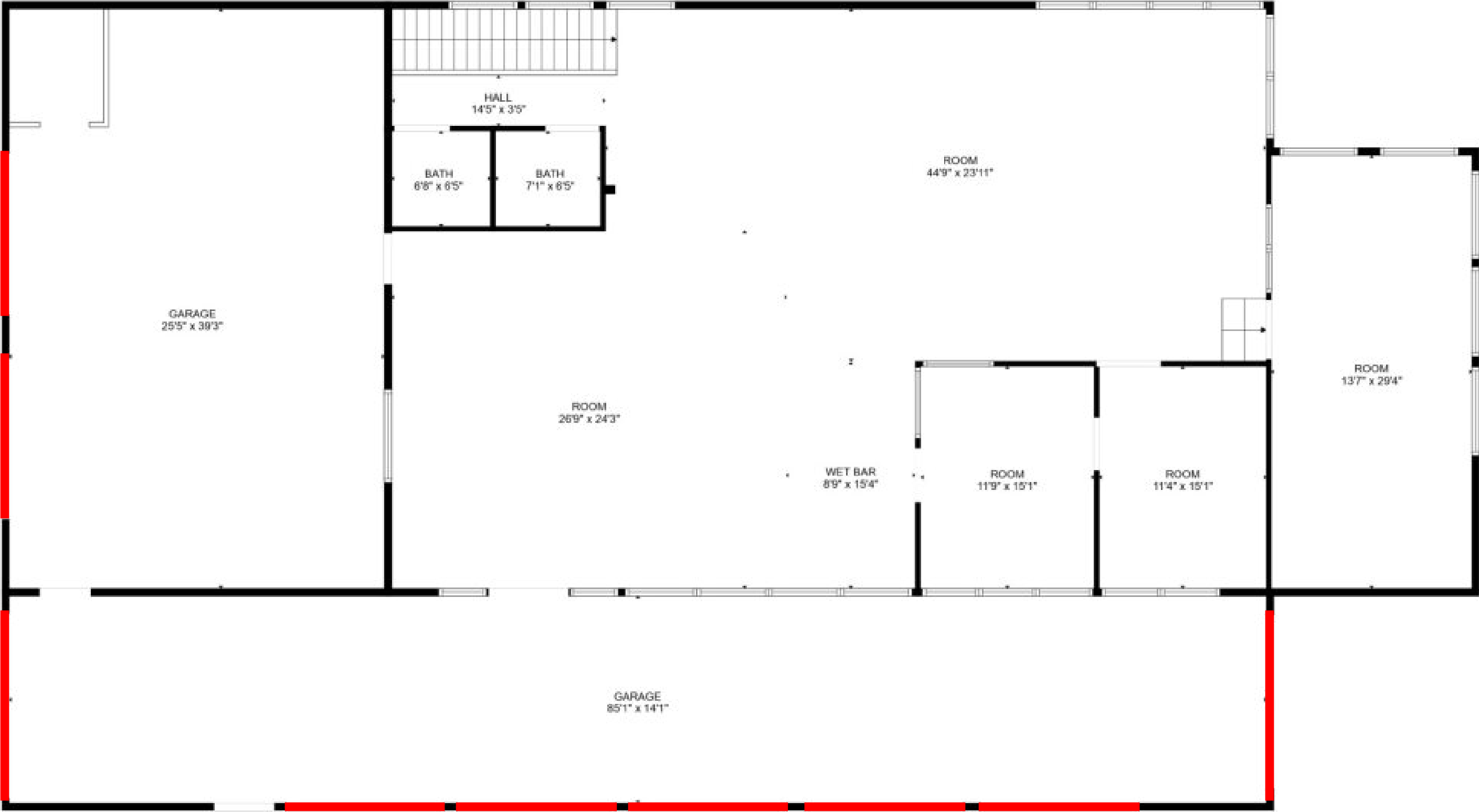


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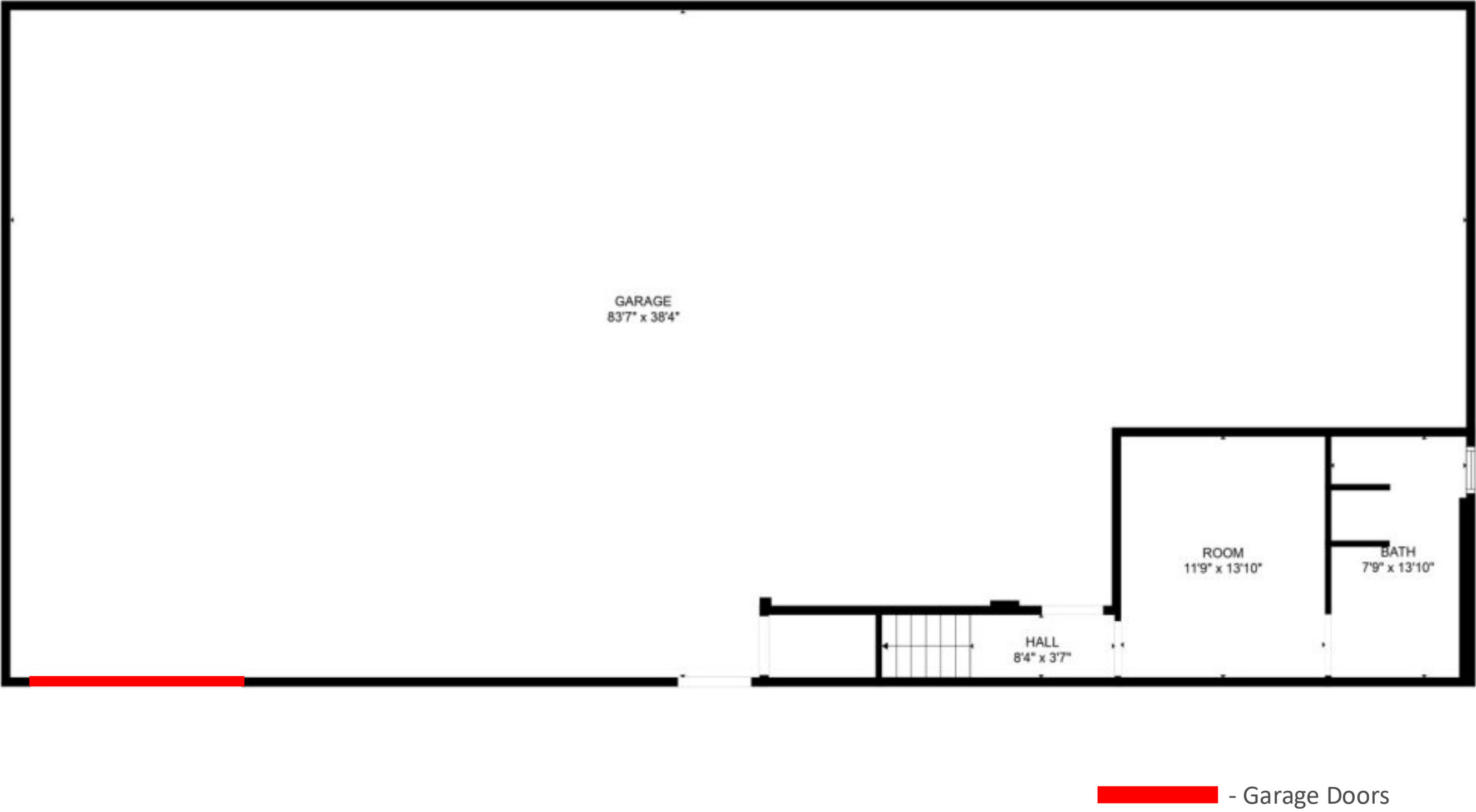
Main Level Layout



 - Garage Doors

*All dimensions, measurements, and square footages are approximate and provided for general reference only. Actual sizes may vary due to construction variances, measurement techniques, and/or intended use of space. Prospective buyers and tenants are encouraged to verify all dimensions and conduct their own measurements prior to making any decision or commitment based on this floorplan. No guarantee, warranty, or representation is made as to the accuracy or completeness of the information provided

Lower-Level Layout

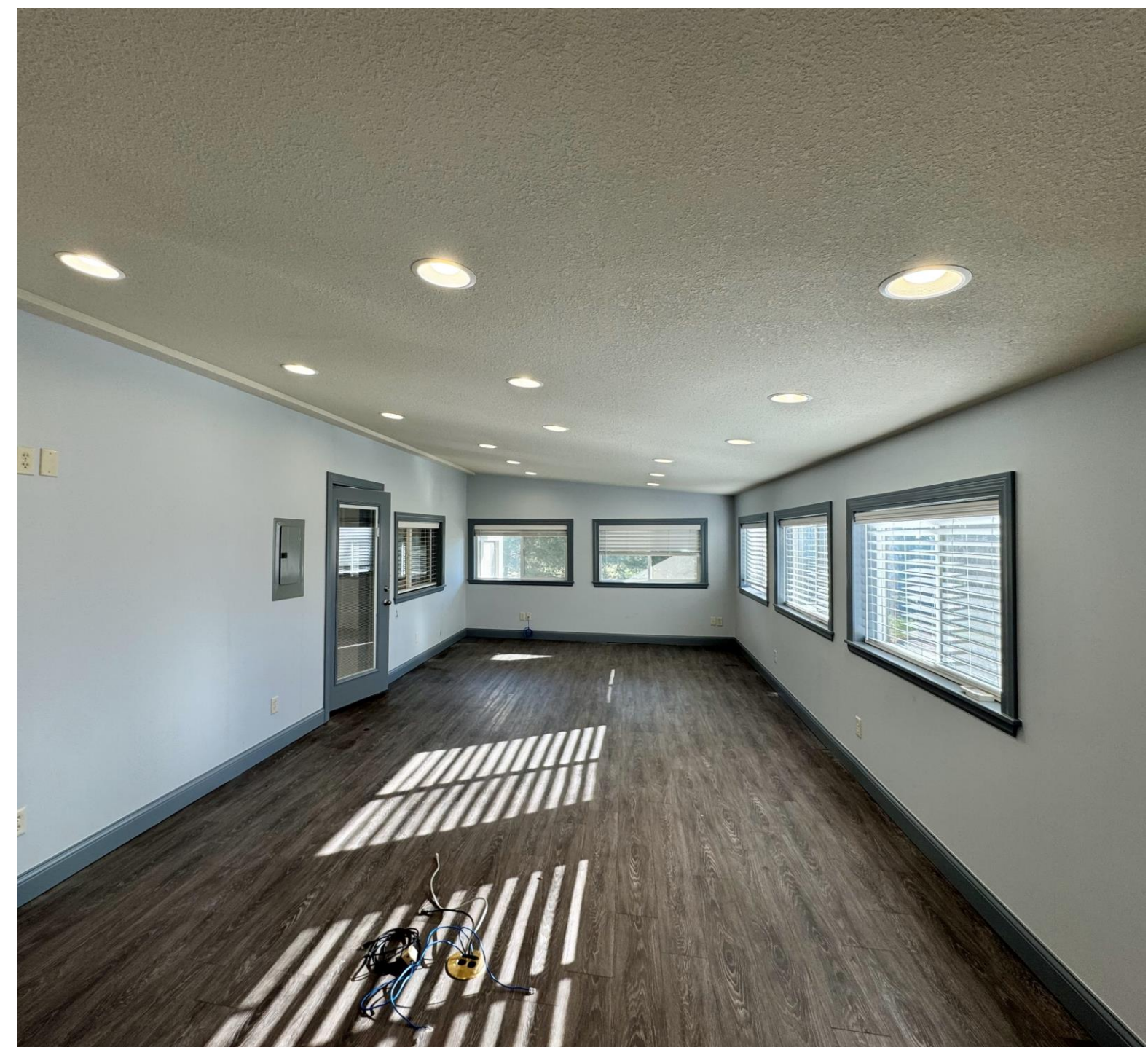
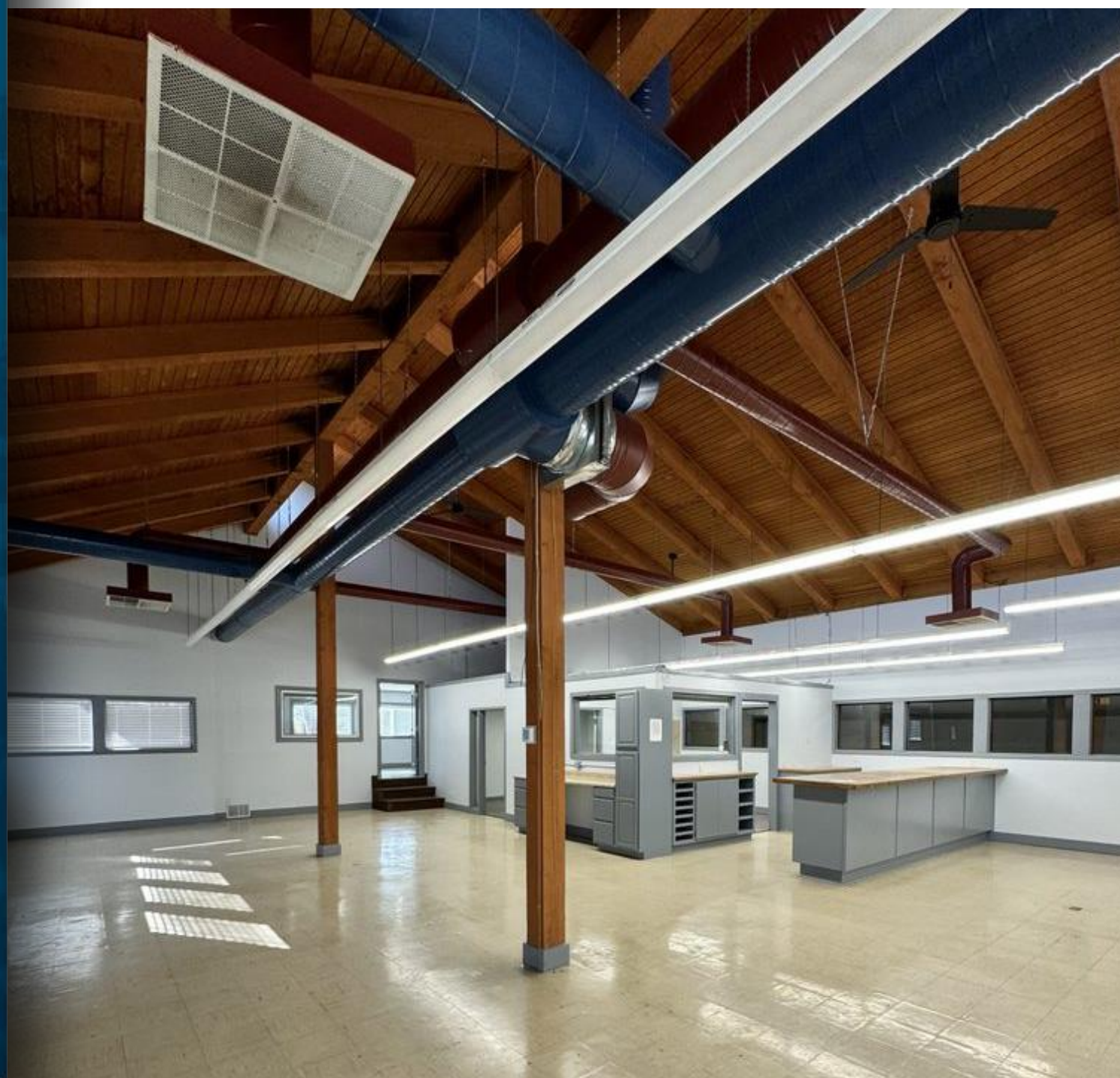


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Exterior
Photos



Interior Photos



Warehouse & Storage Photos

