

14991 INDUSTRIAL DRIVE - FLEX SPACE

14991 INDUSTRIAL DRIVE, SMITHVILLE, MO 64068



PROPERTY HIGHLIGHTS

- 14,710 SF (+/-) brand-new flex building (Ready late summer 2026)
- Perfectly split into two identical 7,355 SF (+/-) bays—occupy one side and lease the other, or use the whole building
- Each side features an 818 SF (+/-) loft, perfect for an office buildout or mezzanine storage
- Four 14' W x 15' H overhead doors (two per side) for easy commercial truck and fleet access
- Fast access to Hwy 169, and KCI Airport

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INDUSTRIAL PROPERTY FOR
SALE

PROPERTY DESCRIPTION

Brand New Northland Flex Building – Ideal Owner-User Opportunity in Smithville Take advantage of the growing Northland industrial market with this brand-new, high-clearance flex building in Smithville, MO.

Currently under construction and scheduled for a late summer delivery, this highly functional property offers a total of 14,712 SF (+/-), perfectly split down the middle into two symmetrical 7,355 SF (+/-) units.

This is an exceptional opportunity for an owner-user looking to occupy the entire building, or occupy one side while generating steady income by leasing out the other.

Located just minutes from major Northland corridors, this property provides seamless regional access to Highway 169, KCI Airport, and the greater Kansas City metro. Skip the wait of long development timelines and establish your business in one of Clay County's fastest-growing commercial hubs this fall.

OFFERING SUMMARY

Sale Price:	Call For pricing
Number of Units:	2
Lot Size:	1.24 AC (+/-)
Building Size:	14,710 SF (+/-)

Andrew Danner

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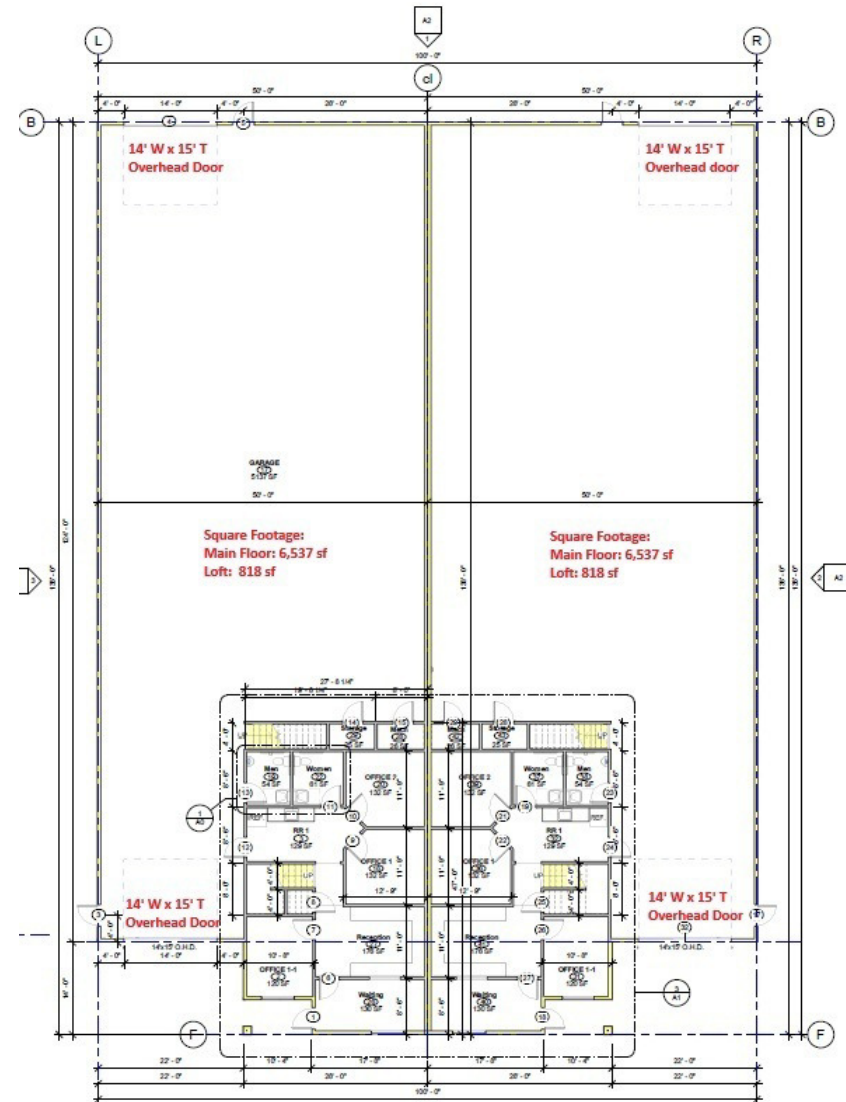
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INTERIOR PROGRESS
PHOTOS AND FLOOR PLAN



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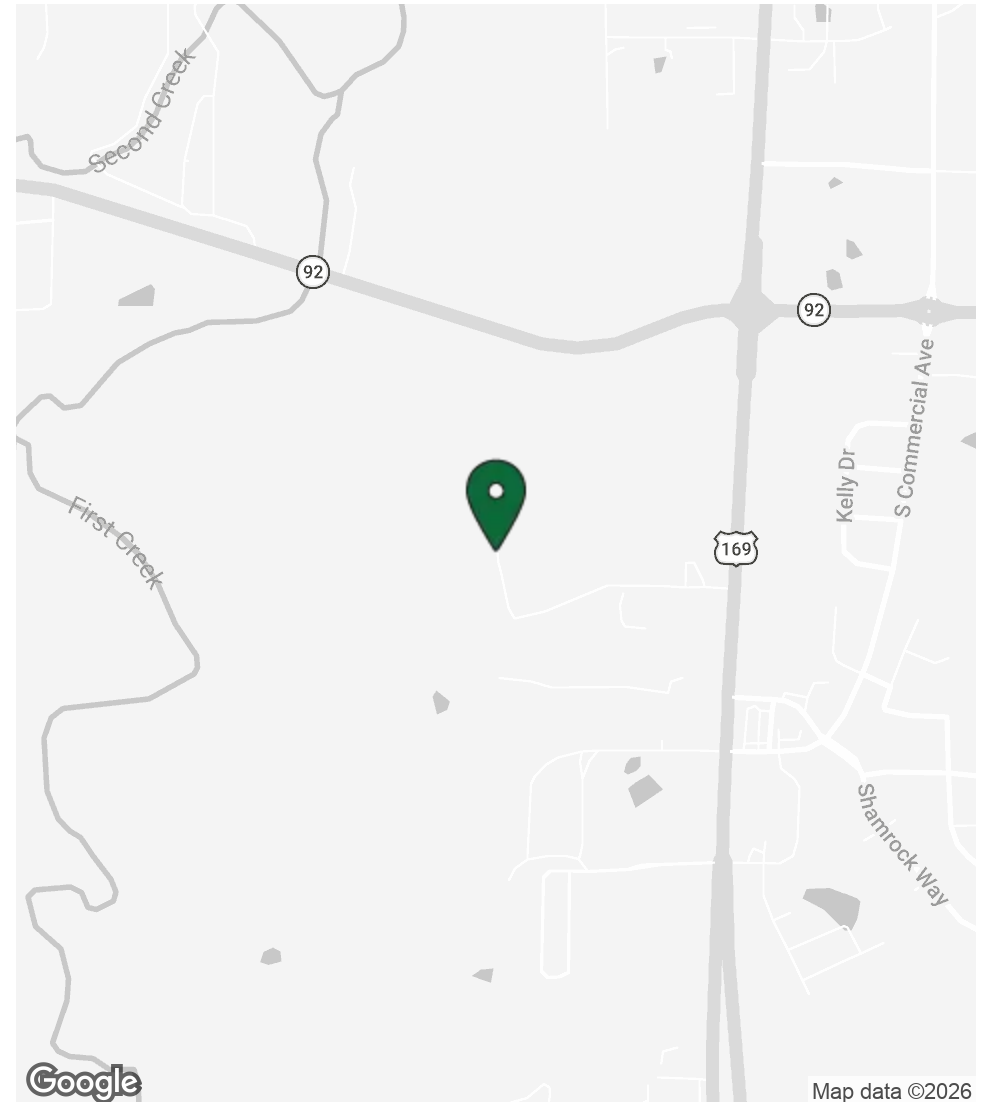
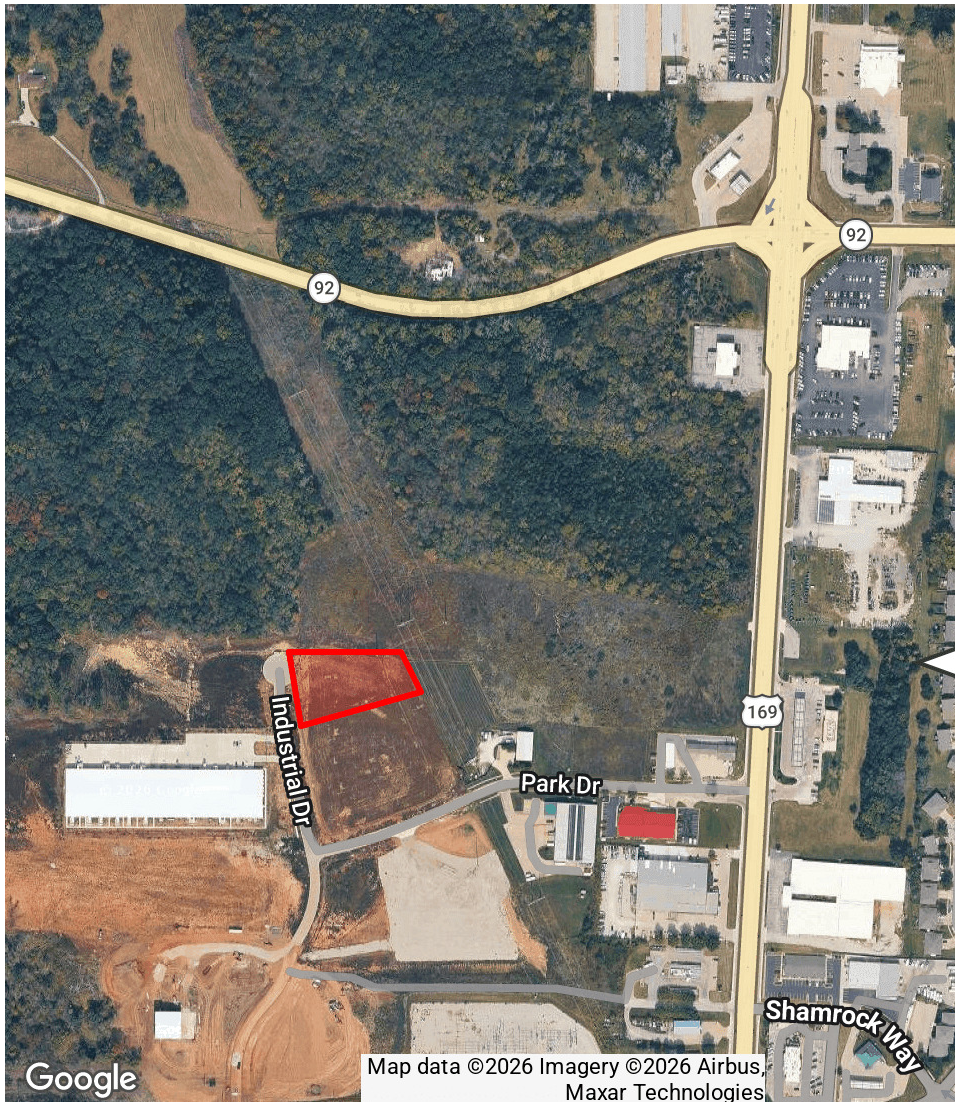
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LOCATION MAP



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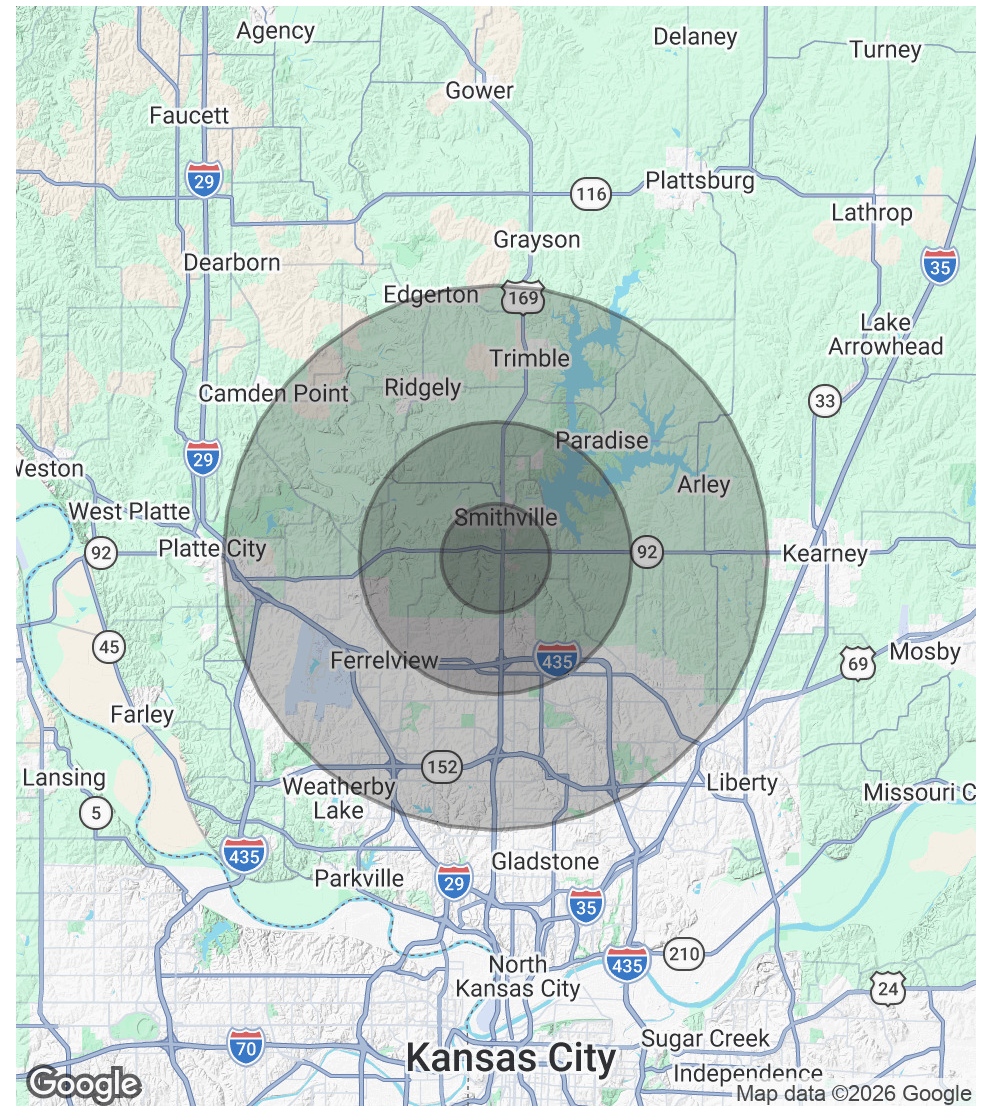


DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	4,454	19,099	140,278
Average Age	38.5	40.0	37.7
Average Age (Male)	37.4	39.5	37.2
Average Age (Female)	40.0	39.9	38.3

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	1,665	7,150	54,418
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$103,264	\$118,998	\$119,496
Average House Value	\$283,027	\$321,363	\$334,910

2023 American Community Survey (ACS)



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