

FOR LEASE: FLEX INDUSTRIAL SPACE

9620 E 350 HIGHWAY

RAYTOWN, MO 64113

PEAK

Real Estate Partners



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PROPERTY HIGHLIGHTS:

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

Vacancies:

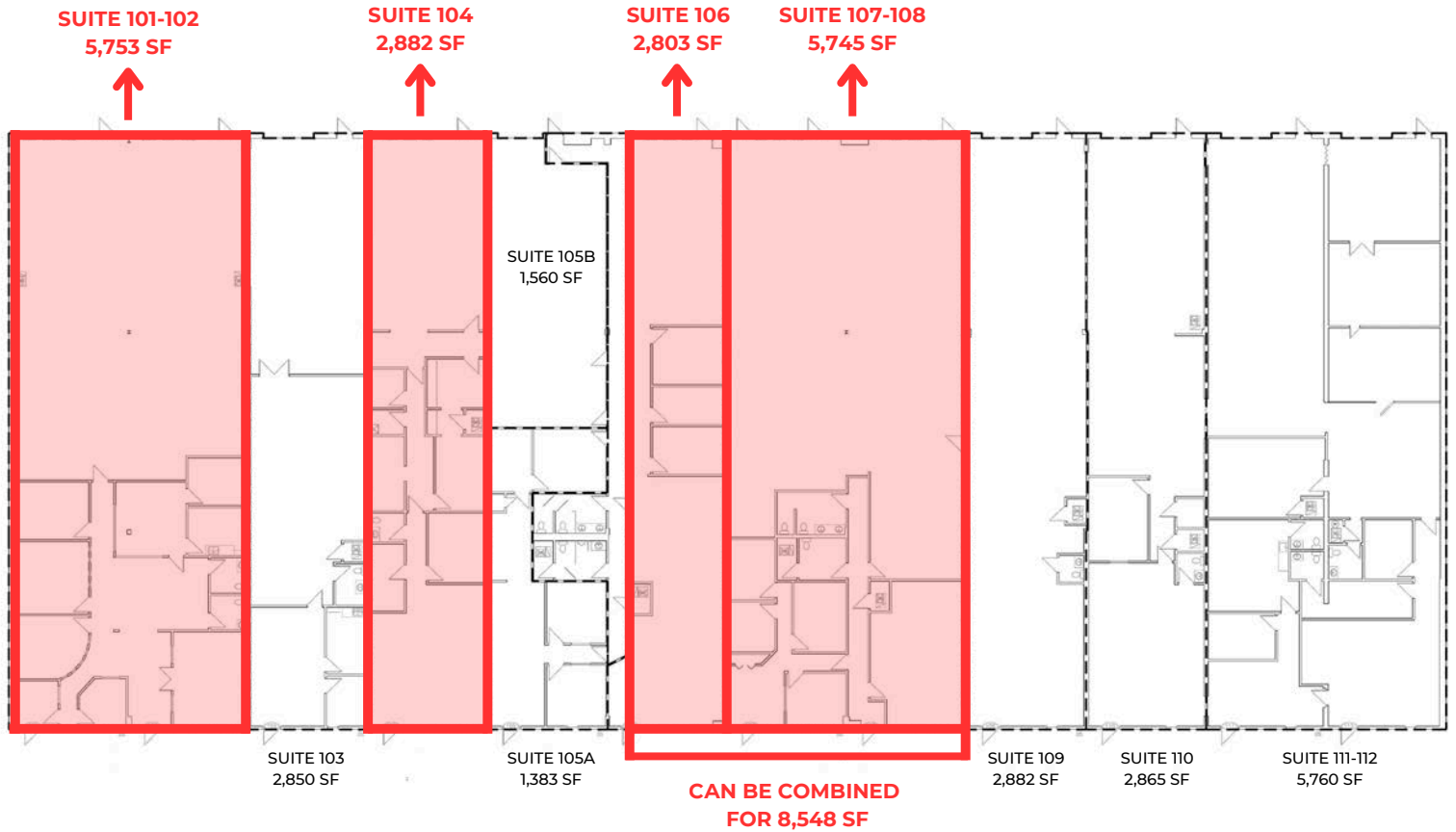
- **Suite #101-102 - 5,753 SF**
- **Suite #104 - 2,882 SF**
- **Suite #106 - 2,803 SF**
- **Suite #107-108 - 5,745 SF**
 - **(Can be combined with #106 for 8,548 SF)**
- Garage bay height and width - 13.5' (h) x 9.4' (w)
- Ultimate flexibility for various sizes of units.
- Asking rate: \$8.50/PSF + NNN
- New Ownership
- Facility Upgrades Coming Soon
- Excellent Highway Access and Great Monument Signage Visibility on to 350 Highway

FLOOR PLAN

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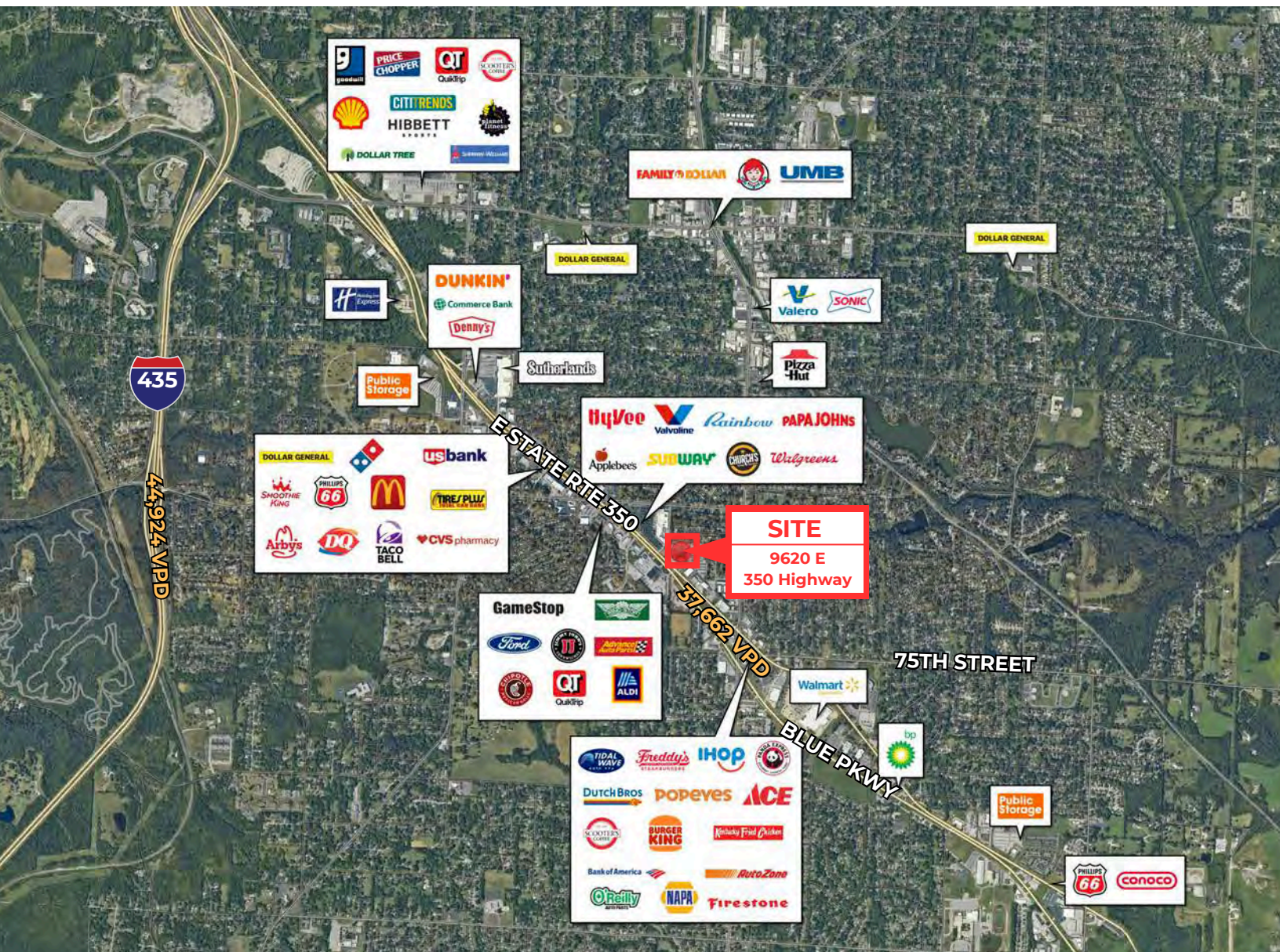


PROPERTY AERIAL

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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