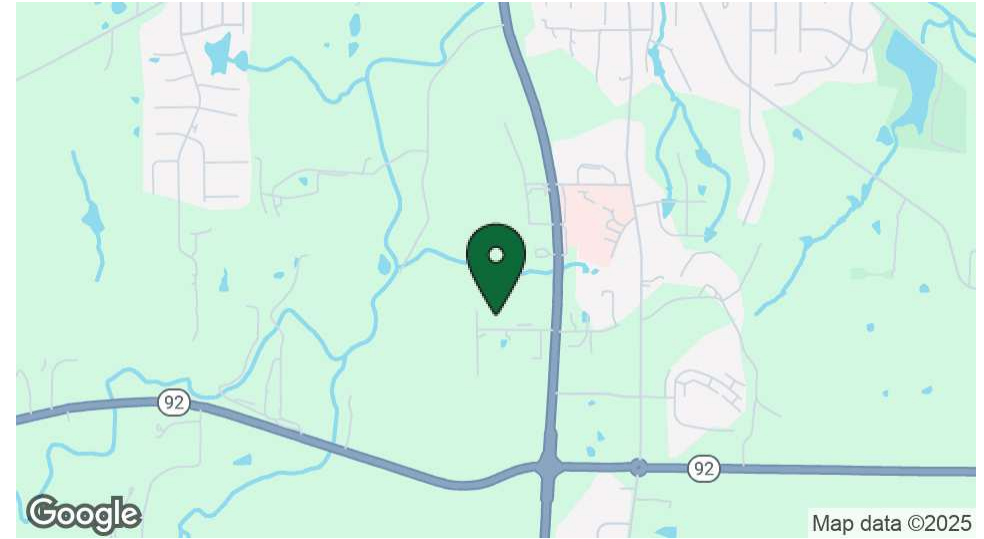


RICHARDSON PLAZA FLEX BUILDING

208 W RICHARDSON STREET, SMITHVILLE, MO 64089

MULTI-TENANT FLEX
BUILDING FOR LEASE



VIDEO

PROPERTY DESCRIPTION

Modern Industrial Flex Space for Lease in Smithville, MO. This newly constructed industrial flex space offers versatile units, perfect for a wide range of businesses seeking functional, accessible space. One 1,250 +/- space available. Unit supports various uses—office or retail most ideal.

OFFERING SUMMARY

Available SF:	1,250 SF +/-
Lot Size:	2.84 AC +/-
Number of Units:	6 Units
Zoning:	B-3

PROPERTY HIGHLIGHTS

- Newly constructed industrial flex space
- Versatile units for a wide range of businesses
- One 1,250 SF (+/-) Remains
- Ideal for storage, light manufacturing, or office space
- Modern, functional, and accessible design
- Flexible layout supports various business needs
- High ceilings for vertical storage or equipment
- Convenient location for distribution operations

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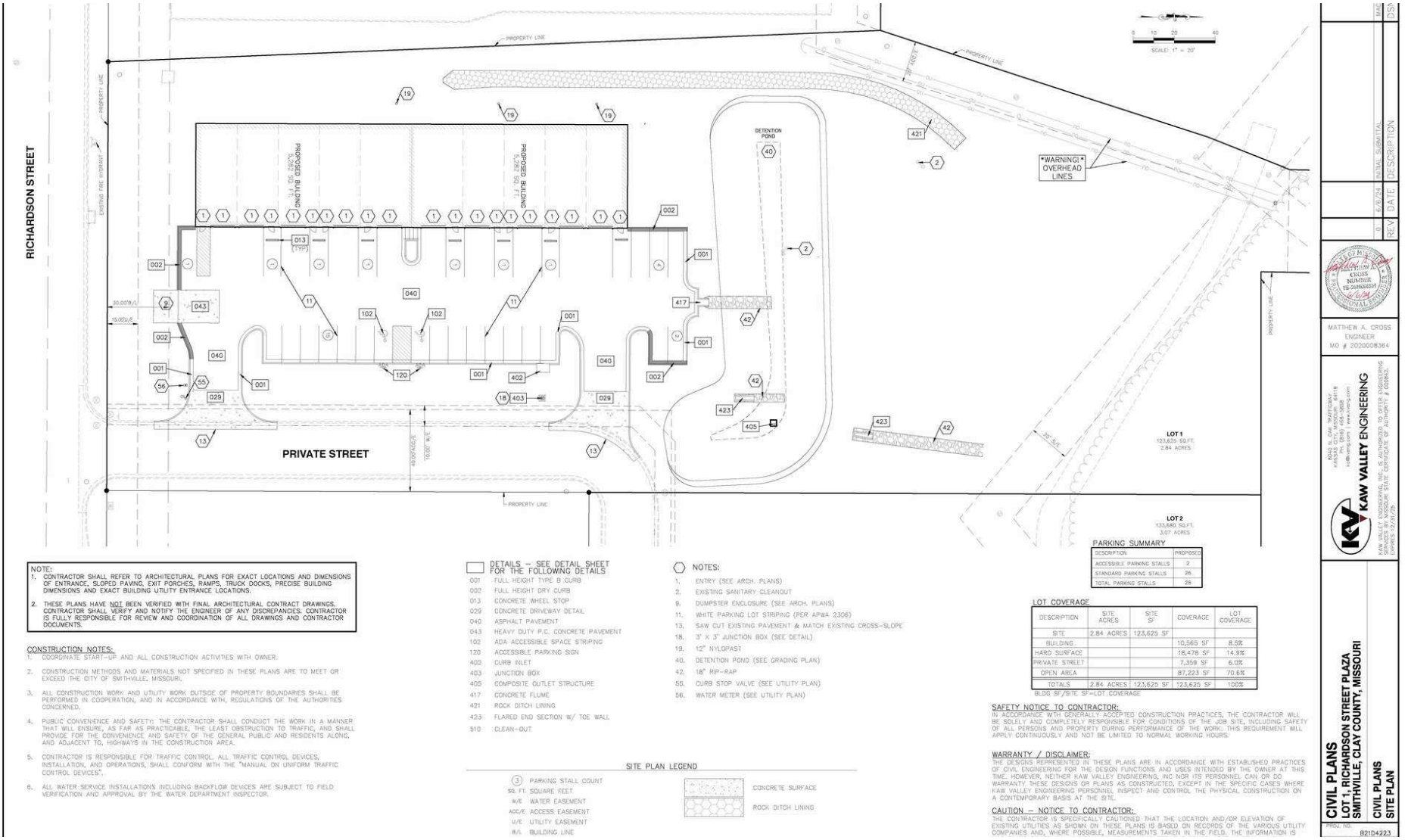
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NOTE:
 1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCES, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

- CONSTRUCTION NOTES:**
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
 - CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE CITY OF SMITHVILLE, MISSOURI.
 - ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION, AND IN ACCORDANCE WITH, REGULATIONS OF THE AUTHORITIES CONCERNED.
 - PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO, HIGHWAYS IN THE CONSTRUCTION AREA.
 - CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL. ALL TRAFFIC CONTROL DEVICES, INSTALLATION, AND OPERATIONS, SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 - ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.

- DETAILS - SEE DETAIL SHEET FOR THE FOLLOWING DETAILS**
- 001 FULL HEIGHT TYPE B CURB
 - 002 FULL HEIGHT DRY CURB
 - 013 CONCRETE WHEEL STOP
 - 029 ASPHALT PAVEMENT
 - 040 HEAVY DUTY P.C. CONCRETE PAVEMENT
 - 102 ADA ACCESSIBLE SPACE STRIPING
 - 120 ACCESSIBLE PARKING SIGN
 - 402 CURB INLET
 - 403 JUNCTION BOX
 - 405 COMPOSITE OUTLET STRUCTURE
 - 417 CONCRETE FLUME
 - 421 ROCK DITCH LINING
 - 423 FLARED END SECTION W/ TOE WALL
 - 310 CLEAN-OUT

- NOTES:**
- ENTRY (SEE ARCH. PLANS)
 - EXISTING SANITARY CLEANOUT
 - DUMPSTER ENCLOSURE (SEE ARCH. PLANS)
 - WHITE PARKING LOT STRIPING (PER APWA 2306)
 - SAW CUT EXISTING PAVEMENT & MATCH EXISTING CROSS-SLOPE
 - 3' X 3' JUNCTION BOX (SEE DETAIL)
 - 12" NYLOPAST
 - DETENTION POND (SEE GRADING PLAN)
 - 18" RIP-RAP
 - CURB STOP VALVE (SEE UTILITY PLAN)
 - WATER METER (SEE UTILITY PLAN)

SITE PLAN LEGEND

- (S) PARKING STALL COUNT
- 364 FT SQUARE FEET
- W/E WATER EASEMENT
- ACC/A ACCESS EASEMENT
- U/E UTILITY EASEMENT
- B/L BUILDING LINE
- CONCRETE SURFACE
- ROCK DITCH LINING

PARKING SUMMARY

DESCRIPTION	PROPOSED
ACCESSIBLE PARKING STALLS	2
STANDARD PARKING STALLS	36
TOTAL PARKING STALLS	38

LOT COVERAGE

DESCRIPTION	SITE ACRES	SITE SF	COVERAGE	LOT COVERAGE
SITE	2.84	123,625 SF		
BUILDING		10,565 SF	8.5%	
HARD SURFACE		18,478 SF	14.9%	
PRIVATE STREET		7,359 SF	6.0%	
OPEN AREA		87,223 SF	70.6%	
TOTALS	2.84 ACRES	123,625 SF	123,625 SF	100%

100% SF/SITE SF - NET COVERAGE

SAFETY NOTICE TO CONTRACTOR:
 IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER:
 THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WE WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTINUING BASIS AT THE SITE.

CAUTION - NOTICE TO CONTRACTOR:
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS

DATE	DS
REV. DATE	DESCRIPTION
0. 06/24	INITIAL SUBMITTAL
1. 07/10	REVISED
MATTHEW A. CROSS ENGINEER MO # 2020008364	
KAW VALLEY ENGINEERING 4010 N. GAY STREET SUITE 100 SMITHVILLE, MO 64089 (573) 885-1111 kawvalley.com	
KAW VALLEY ENGINEERING MISSOURI STATE CERTIFICATE OF AUTHORITY # 00382	
CIVIL PLANS LOT 1, RICHARDSON STREET PLAZA SMITHVILLE, CLAY COUNTY, MISSOURI CIVIL PLANS SITE PLAN	
PROJECT NO.	B2104223

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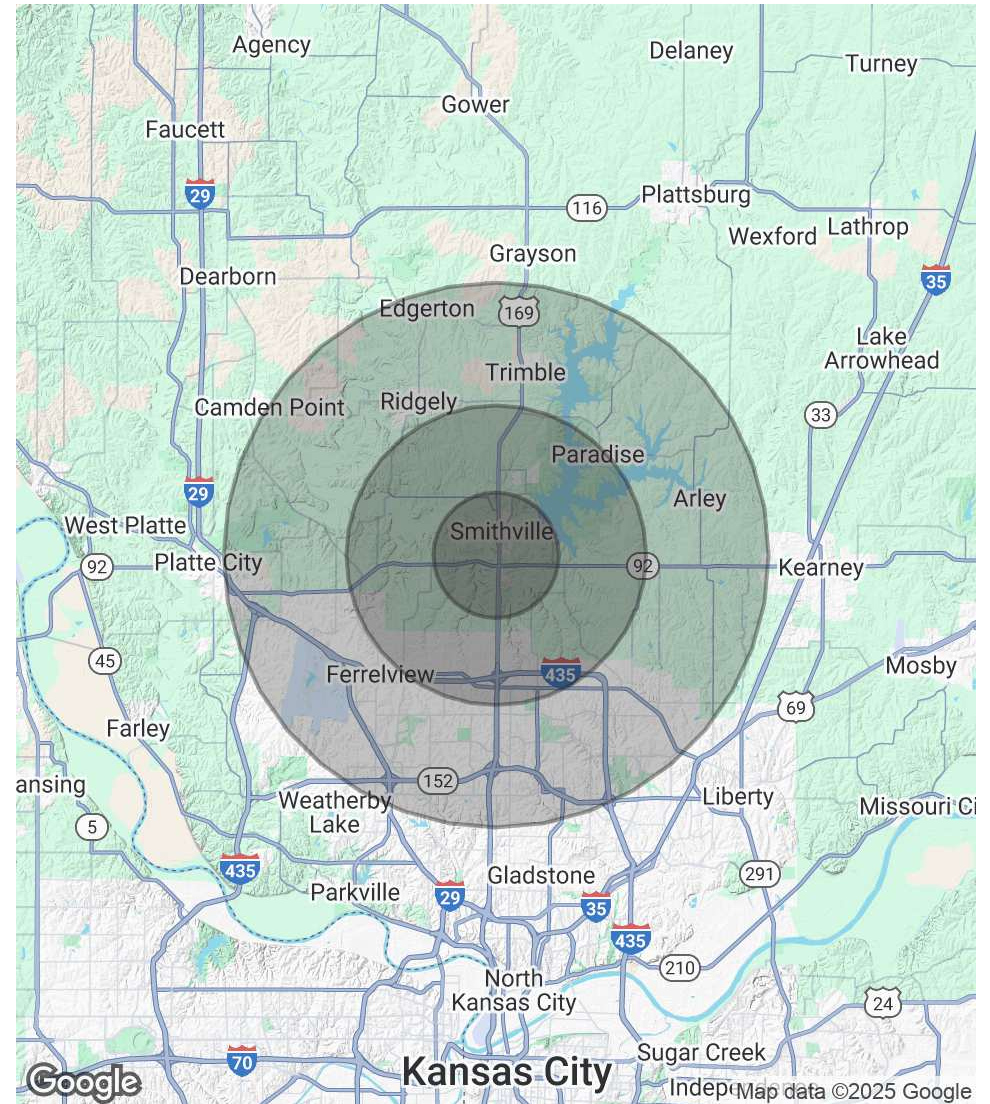
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POPULATION	2.3 MILES	5.5 MILES	10 MILES
Total Population	5,856	19,950	129,319
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	40	40
HOUSEHOLDS & INCOME	2.3 MILES	5.5 MILES	10 MILES
Total Households	2,262	7,272	50,448
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$97,384	\$111,354	\$114,677
Average House Value	\$331,253	\$355,295	\$360,737

Demographics data derived from AlphaMap



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