

For Lease

Industrial / Office with Outdoor Storage

9700 E 56th Street

Raytown, Missouri • Jackson County

BUILDING A

**25,847 SF Warehouse +
Office Available**

LEASE RATE

\$6.75 PSF + NNN

OUTDOOR STORAGE

1.5 Acres • \$1,500 / Month

SCAN QR CODE TO VIEW ONLINE



Building A — Front Elevation on E 56th Street

CONTACT

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ABOUT THE PROPERTY

Property Overview

9700 E 56th Street – Building A offers 25,847 SF of warehouse and turn-key office space in Raytown, minutes from I-70 and I-435. The building is served by two dock-high doors and two oversized grade-level drive-in doors, with 10' joist height, 16.5' clear height, 3-phase 208V power, and a finished office suite featuring five private offices and four restrooms. An adjacent 1.5-acre graded yard is available for outdoor storage, making the property well suited to contractors, distributors, service companies, and fleet-based users.

KEY HIGHLIGHTS

- 25,847 SF of industrial / office space available
- 1.5 acres of adjacent outdoor storage — \$1,500 per month
- Loading: 2 dock-high doors (10' x 8') and 2 grade-level drive-in doors (10' x 12'6")
- 10' joist height, 16.5' clear height
- 3-phase, 208V power
- Turn-key office with 5 private offices and 4 total restrooms
- Fenced concrete truck court with dock wells
- Building footprint of 200'3" x 129'6"
- Excellent highway access — 5 minutes to I-70, 7 minutes to I-435
- Fire sprinkled
- Rent from \$6.75 PSF + NNN



Building A — Rear Truck Court & Loading



THE TOUR



Warehouse — 168' x 129'6" Clear-Span Bay



Turn-Key Office — 5 Private Offices

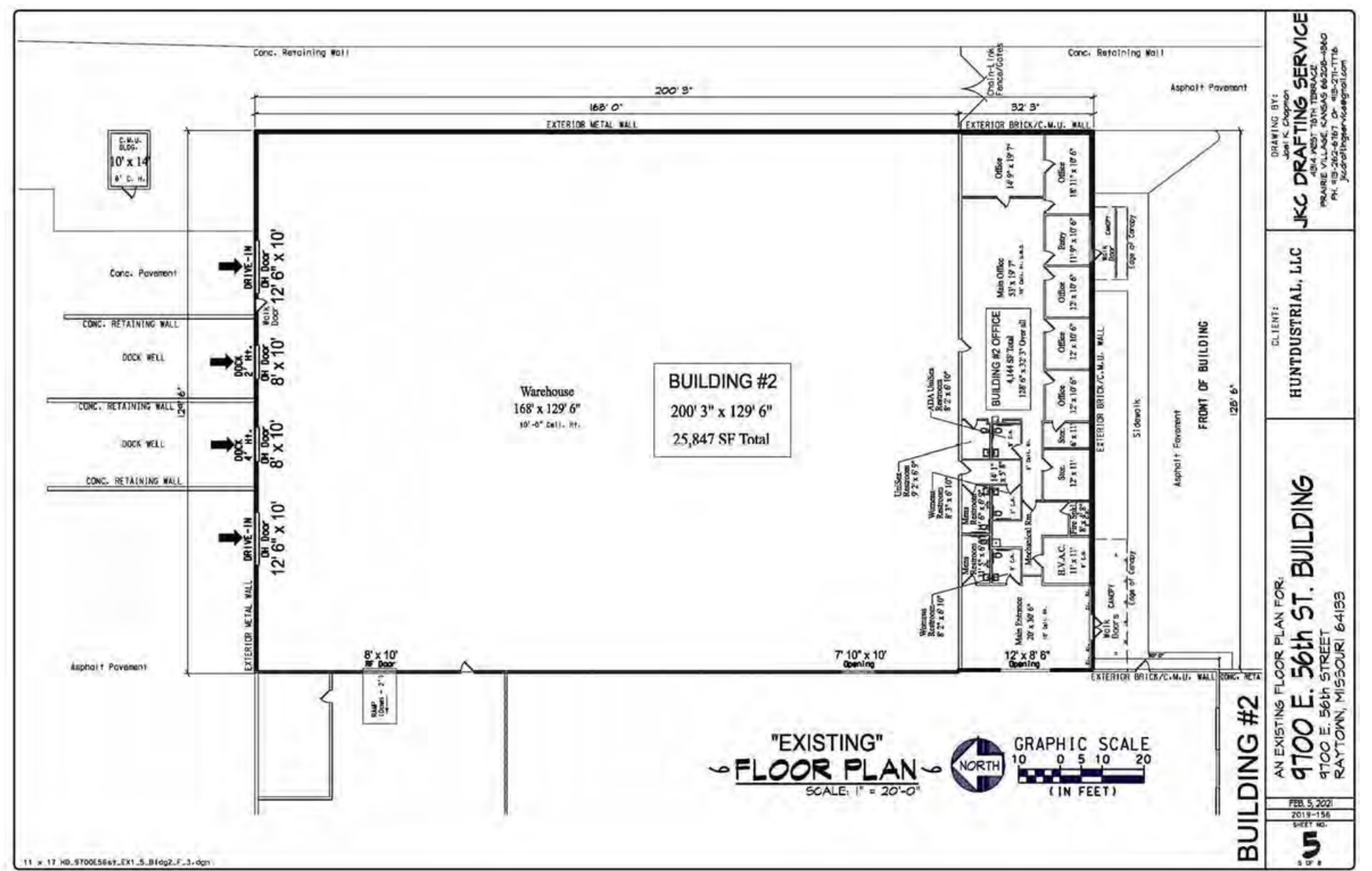


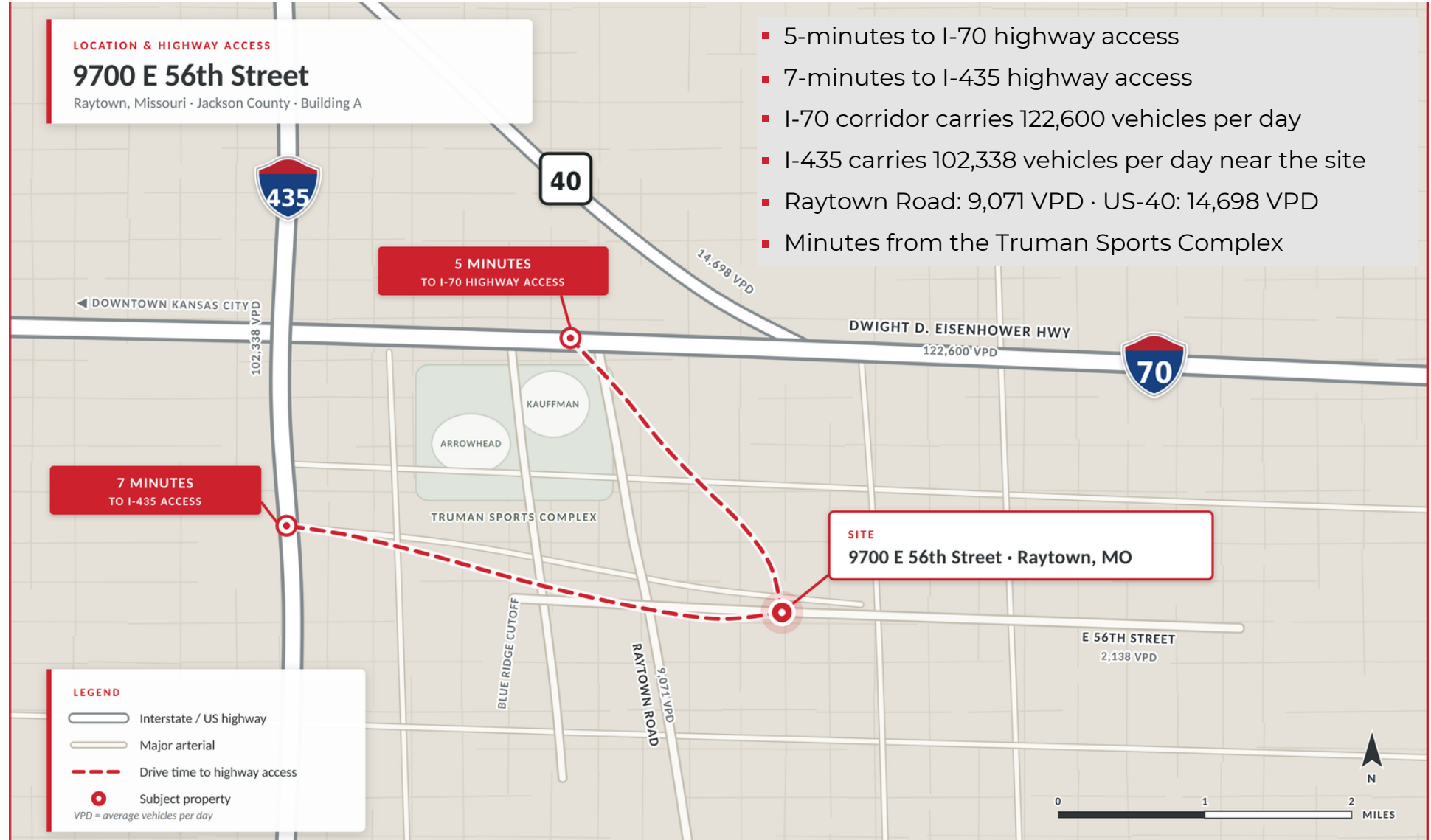
Rear Truck Court — Dock & Drive-In Loading



1.5-Acre Graded Outdoor Storage Yard

FLOOR PLAN





CONNECT

Contact Our Team

Request the due diligence package, tour the building, or discuss terms.

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