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

Building A — Front Elevation on E 56th Street

SCAN QR CODE TO VIEW ONLINE

CONTACT

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Haith & Company, Inc. Real Estate Services

HCI — 50 YEARS — KANSAS CITY

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, 3p 480 power 800 amps available , 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.

Building A — Rear Truck Court & Loading

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
- 3p 480 power 800 amps available
- 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

THE TOUR

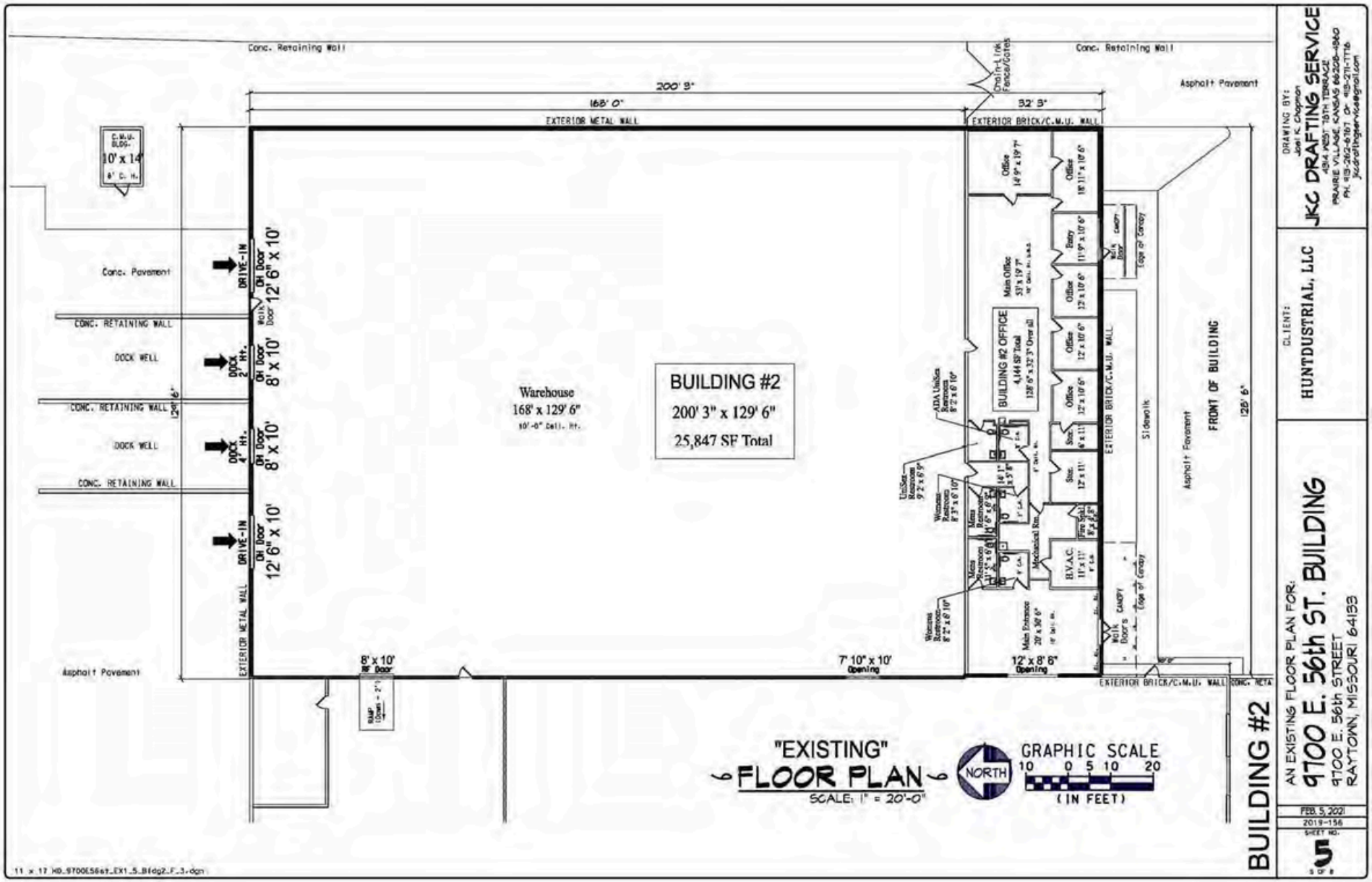
Warehouse — 168' x 129'6" Clear-Span Bay

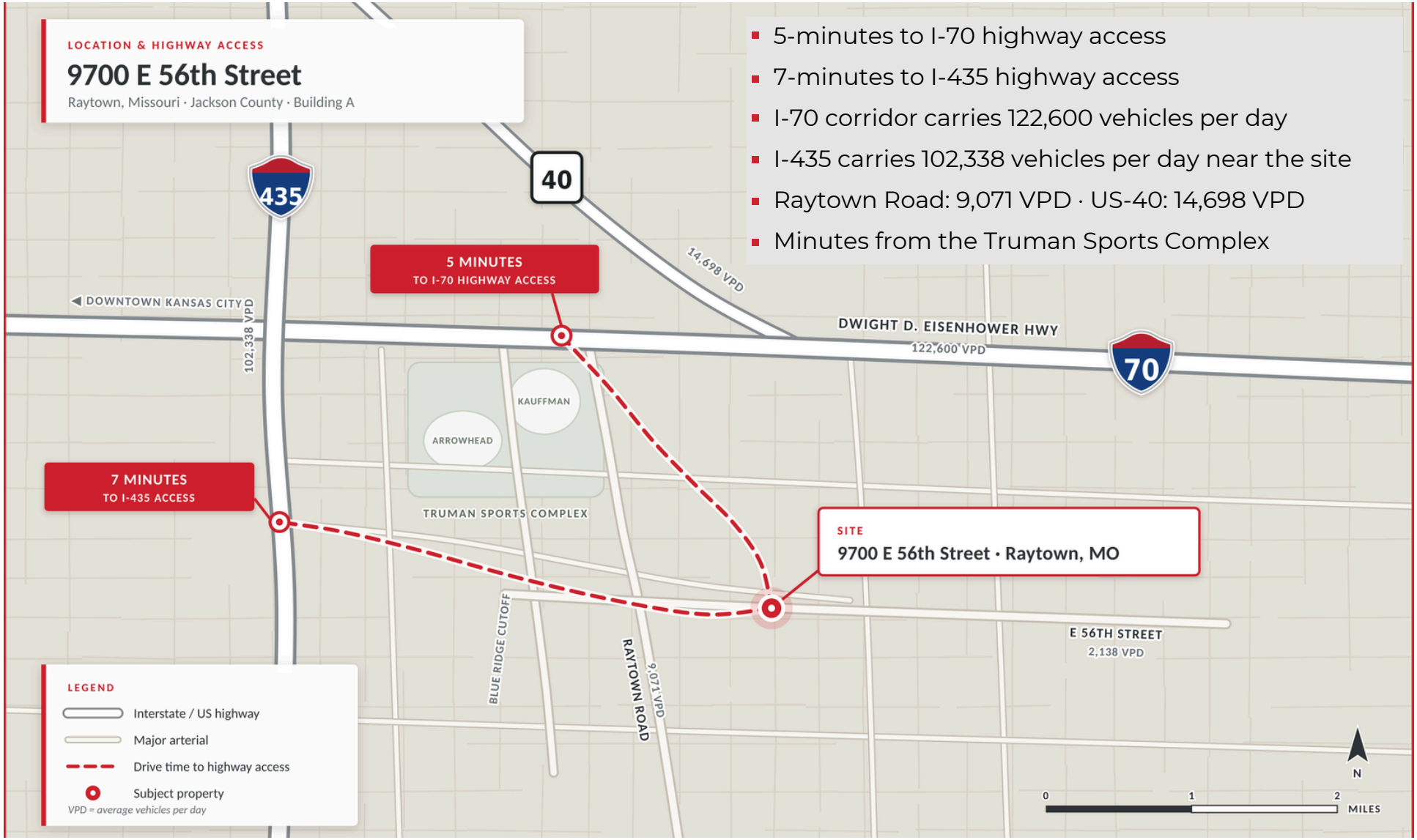
Turn-Key Office — 5 Private Offices

Rear Truck Court — Dock & Drive-In Loading

1.5-Acre Graded Outdoor Storage Yard

FLOOR PLAN


Conc. Retaining Wall
Asphalt Pavement
200' 3"
168' 0"
32' 3"
EXTERIOR METAL WALL
EXTERIOR BRICK/C.M.U. WALL
Chain-Link Fence/Gates
C.M.U. BLDG. 10' x 14' 8' C. H.
Conc. Pavement
CONC. RETAINING WALL
DOCK WELL
DRIVE-IN
OH Door 12' 6" x 10'
Walk Door
DOCK 2' Ht.
OH Door 8' x 10'
DOCK 4' Ht.
OH Door 8' x 10'
DRIVE-IN
OH Door 12' 6" x 10'
Warehouse
168' x 129' 6"
10'-0" Cell. Ht.
BUILDING #2
200' 3" x 129' 6"
25,847 SF Total
BUILDING #2 OFFICE
4,144 SF Total
128' 6" x 32' 3" Overall
Office
Entry
Main Office
Stor.
Mechanical Rm.
H.V.A.C.
Main Entrance
Sidewalk
Asphalt Pavement
FRONT OF BUILDING
128' 6"
Edge of Canopy
Walk Door's
8' x 10' RF Door
7' 10" x 10' Opening
12' x 8' 6" Opening
"EXISTING"
FLOOR PLAN
SCALE: 1" = 20'-0"
NORTH
GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
BUILDING #2
DRAWING BY:
JKC DRAFTING SERVICE
CLIENT:
HUNTDUSTRIAL, LLC
AN EXISTING FLOOR PLAN FOR:
9700 E. 56th ST. BUILDING
9700 E. 56th STREET
RAYTOWN, MISSOURI 64133
FEB. 5, 2021
2019-156
SHEET NO.
5


LOCATION & HIGHWAY ACCESS
9700 E 56th Street
Raytown, Missouri · Jackson County · Building A
5-minutes to I-70 highway access
7-minutes to I-435 highway access
I-70 corridor carries 122,600 vehicles per day
I-435 carries 102,338 vehicles per day near the site
Raytown Road: 9,071 VPD · US-40: 14,698 VPD
Minutes from the Truman Sports Complex
435
40
70
5 MINUTES
TO I-70 HIGHWAY ACCESS
7 MINUTES
TO I-435 ACCESS
DOWNTOWN KANSAS CITY
102,338 VPD
14,698 VPD
DWIGHT D. EISENHOWER HWY
122,600 VPD
KAUFFMAN
ARROWHEAD
TRUMAN SPORTS COMPLEX
SITE
9700 E 56th Street · Raytown, MO
E 56TH STREET
2,138 VPD
BLUE RIDGE CUTOFF
RAYTOWN ROAD
9,071 VPD
LEGEND
Interstate / US highway
Major arterial
Drive time to highway access
Subject property
VPD = average vehicles per day
N
0
1
2
MILES

CONNECT

Contact Our Team

SCAN QR CODE TO VIEW ONLINE

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

PRINCIPAL BROKER

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Family-owned. Family-led.
Nobody will work harder for you.