

MIDWEST LAND GROUP PRESENTS

3.4 ACRES IN

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# JACKSON COUNTY MISSOURI

1621 SW SUMMIT ST, LEE'S SUMMIT, MO 64081



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# WAREHOUSE & OFFICE ON 3.4 ACRES IN LEE'S SUMMIT

Offering for sale or lease - a versatile office and warehouse space in Lee's Summit, Missouri, next to the new East and West Village Development at the intersection of Highway 50 and 291 South. Situated on a large 3.4 +/- acre lot currently platted as two parcels with road frontage on two sides, this property has multiple options for expansion. The 12,000 square foot building consists of 3,750 square feet of office space and 8,250 square feet of warehouse space with six 12'x14' overhead doors and 18 foot sidewalls. Currently occupied by a long-term successful tenant, built out with over 20 office spaces, three restrooms, a receptionist, customer

entrance, kitchen, conference room, and dividing wall in the warehouse. There is 92,000 square feet (2.11 acres) of outdoor storage/yard space not including parking. Of the 3.4 +/- acres, there are 2.9 acres behind a gated entry and security fence which contains the facility, 70,000 square feet of outdoor yard storage space, and 10,000 square feet of concrete parking. The additional vacant 22,000 square foot lot is adjoining and has separate access from Southeast 16th Street Terrace. Located in a rapidly appreciating and developing area of Lee's Summit, Missouri, this property offers multiple hold or resale options for an owner-operator or investor.



# PROPERTY FEATURES

COUNTY: **JACKSON** | STATE: **MISSOURI** | ACRES: **3.4**

- For sale or lease
- Lease rate of \$14,000/month
- Two parcels totaling 3.37 +/- acres
- 12,000 sq. ft. facility
- 3,750 sq. ft. office space
- 8,250 sq. ft. warehouse space
- 92,000 sq. ft. (2.11 acres) of yard space
- Six 12'x14' drive-in overhead doors
- Engineered steel construction
- 600 amp 3-phase electrical service
- Zoning is Planned Industrial
- 2 designated entrances from two roads
- 2.9 +/- acres behind gated security fence
- Currently includes multiple personal offices, conference room, kitchen, receptionist entrance, three bathrooms, two warehouse spaces with dividing wall
- Next to new development (Costco, Starbucks, Retail, Residential)
- 84,500 AADT on US-50 and 38,078 on 291 Highway
- Quick connectivity to US-50 and I-470
- Parcel Number 61-800-01-23-00-0-00-000 and 61-800-01-67-00-0-00-000
- 2025 property tax - \$24,876



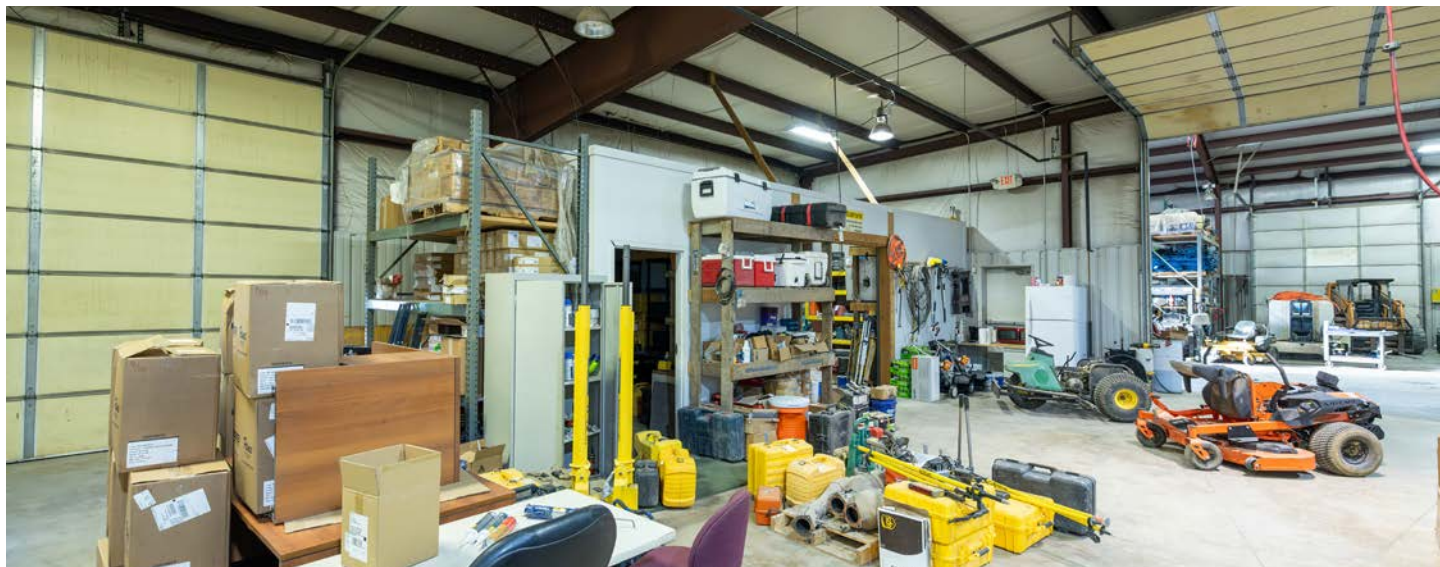
# 3,750 SQ. FT. OFFICE SPACE

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Currently occupied by a long-term successful tenant, built out with over 20 office spaces, three restrooms, a receptionist, customer entrance, kitchen, conference room, and dividing wall in the warehouse.



# 8,250 SQ. FT. WAREHOUSE SPACE



# 92,000 SQ. FT. (2.11 ACRES) OF YARD SPACE

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## 2.9 +/- ACRES BEHIND GATED SECURITY FENCE

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## 2 DESIGNATED ENTRANCES FROM 2 ROADS

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# ADDITIONAL PHOTOS



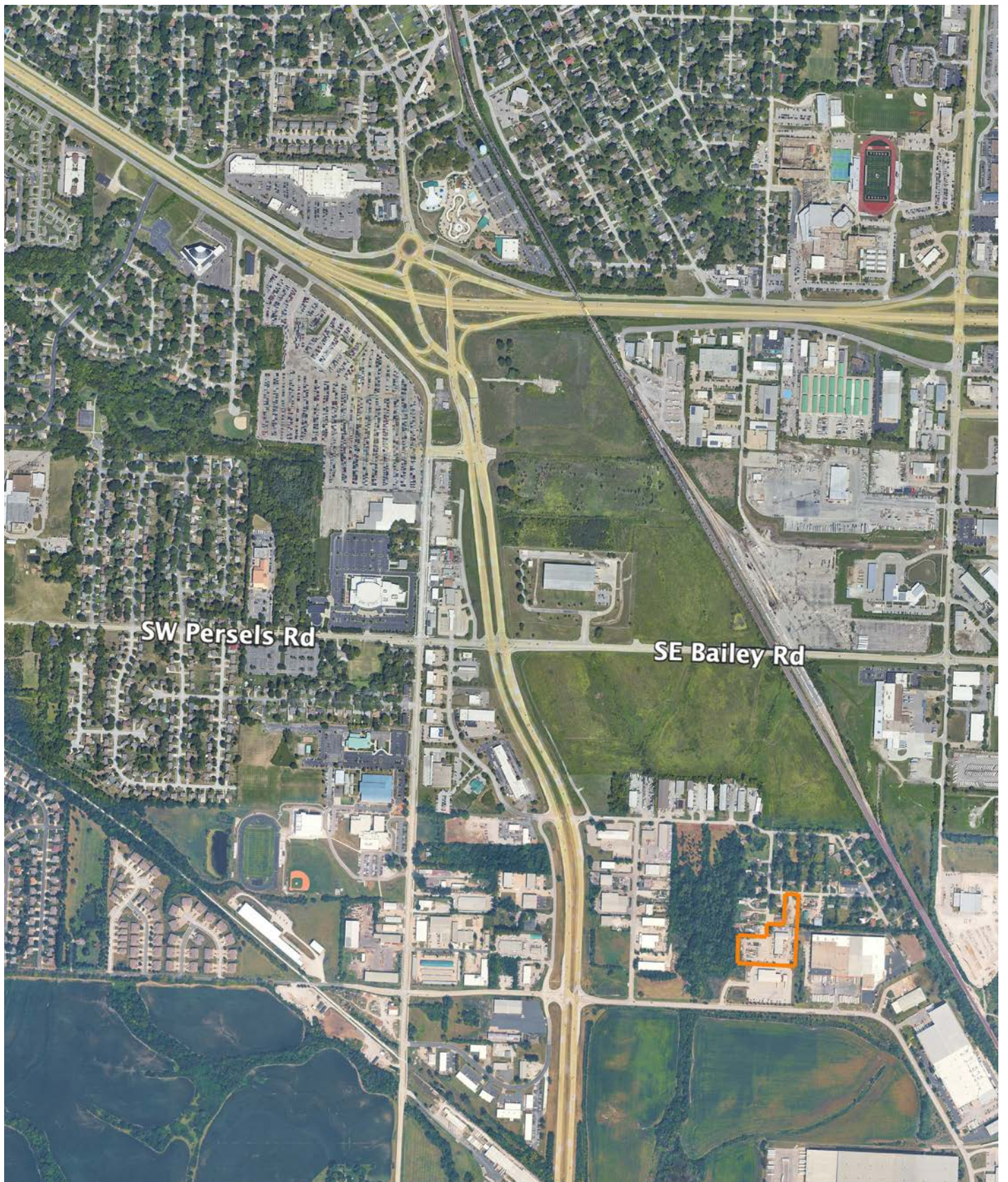
# AERIAL MAP



# NEARBY DEVELOPMENTS MAP



# OVERVIEW MAP



## BROKER CONTACT

Joining in 2014, Will Wiest is one of our original agents in North Missouri and Southern Iowa. Since joining Midwest Land Group, Will has been a top producer each year, serving his clients through the entire process of selling and investing in real estate. Will has an entrepreneurial spirit, thinks big, and accepts any challenge with a smile. Will truly believes land is one of the best investments a person can make and has seen the continued appreciation and income his clients continue to make since he began selling farms in 2014. Will has a tenacious work ethic, with a focus on agriculture farms, investment real estate, and recreational properties. Will is surrounded by an incredible team, mentors, friends, and family who push him to grow professionally and personally. One of his greatest mentors is his father - a minister, a psychology professor, and a cattleman at their family farm in Missouri.

Will received a Bachelors's and Masters's degree from the University of Central Missouri in Warrensburg. Will strives to continually learn through professional networking events and training. Will has experience serving as a bank board member at a local bank, serving as President of local wildlife association chapters, and is a member of the Realtor Land Institute, Kansas City Real Estate Association, Iowa Association of Realtors, CoStar, Farm and Ranch MLS, Heartland MLS, West Central, and Southeast Iowa MLS.

Will's drive stems from supporting his wife Megan, and three sons, Preston, Luke, and Brooks. Will spends time working on the business or creating memories with his family and with his boys traveling, practicing sports, enjoying the outdoors, hunting, and exploring their land just outside of town. Will coaches his son's basketball and soccer team and supports their local education foundation. Will loves to hike and big game hunt in the mountains out west. Let Will's versatile experience and proven track record go to work for you to accomplish your real estate goals.



**WILL WIEST,**  
ASSOCIATE LAND BROKER  
**816.703.9066**  
WWiest@MidwestLandGroup.com



## MidwestLandGroup.com

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