



# FOR LEASE

## INDUSTRIAL SPACE



**1750-1780 N. Corrington Avenue  
Kansas City, Missouri 64120**

**\$5.00-\$6.00/SF Plus NNN (\$1.56/SF)**

\*Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind\*

**For More Information Contact  
Nate Prather  
ntprather@opescre.com  
816-268-4483**

**OPES COMMERCIAL REAL ESTATE  
6051 N. CHESTNUT AVENUE, SUITE B  
GLADSTONE, MO 64119  
WWW.OPESCRE.COM**



# PROPERTY INFORMATION

## PROPERTY FEATURES

- Available SF: 3,180+/-15,902 +/-
- Zoning M3-5
- Heavy Power
- Four (4) Drive in Doors 10x12
- Building is Temperature Controlled
- 16' Clear Height
- New Lighting in 2020
- New Roof in 2020
- Landlord can Build to Suit Offices
- Excellent Access to I-435

## AREA DEMOGRAPHICS

| POPULATION            | 2 MILE   | 5 MILE   | 10 MILE   |
|-----------------------|----------|----------|-----------|
| 2020 Total Population | 5,224    | 136,077  | 570,098   |
| 2025 Population       | 5,301    | 150,549  | 642,796   |
| Pop Growth 2020-2025  | 0.4%     | 0.8%     | 0.8%      |
| Average Age           | 33.2     | 35.5     | 36.3      |
| HOUSEHOLDS            |          |          |           |
| 2020 Total Households | 1,711    | 57,237   | 254,038   |
| HH Growth 2020-2025   | 0.4%     | 0.8%     | 0.8%      |
| Median Household Inc. | \$35,602 | \$40,797 | \$49,883  |
| Avg. Household Size   | 3        | 2.5      | 2.4       |
| 2020 Avg. HH Vehicles | 2        | 1        | 2         |
| HOUSING               |          |          |           |
| Median Home Value     | \$56,836 | \$95,457 | \$143,067 |
| Median Year Built     | 1947     | 1955     | 1962      |

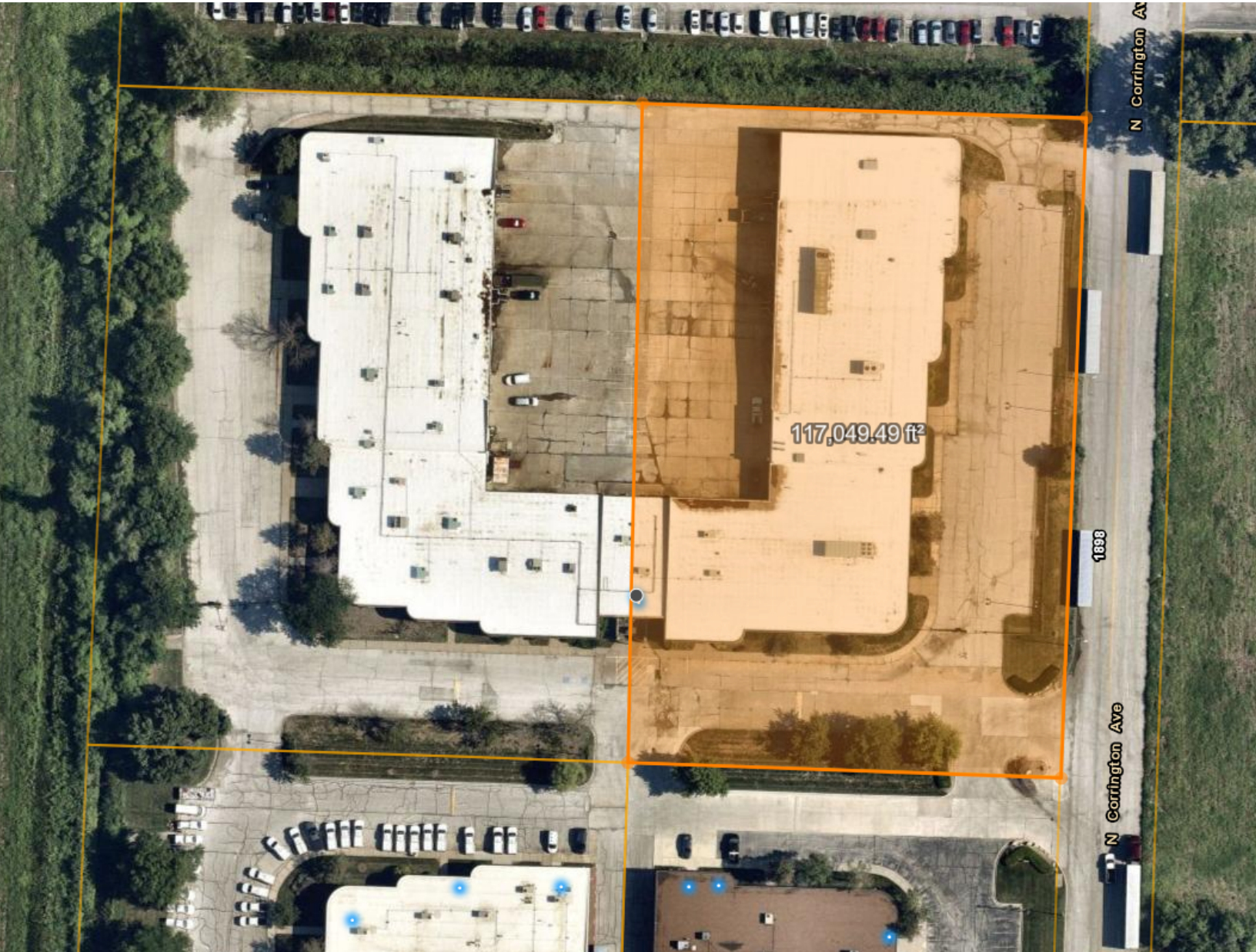
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