

19,500 SF Owner-User Opportunity



5300 Speaker Road
KANSAS CITY, KANSAS 66106



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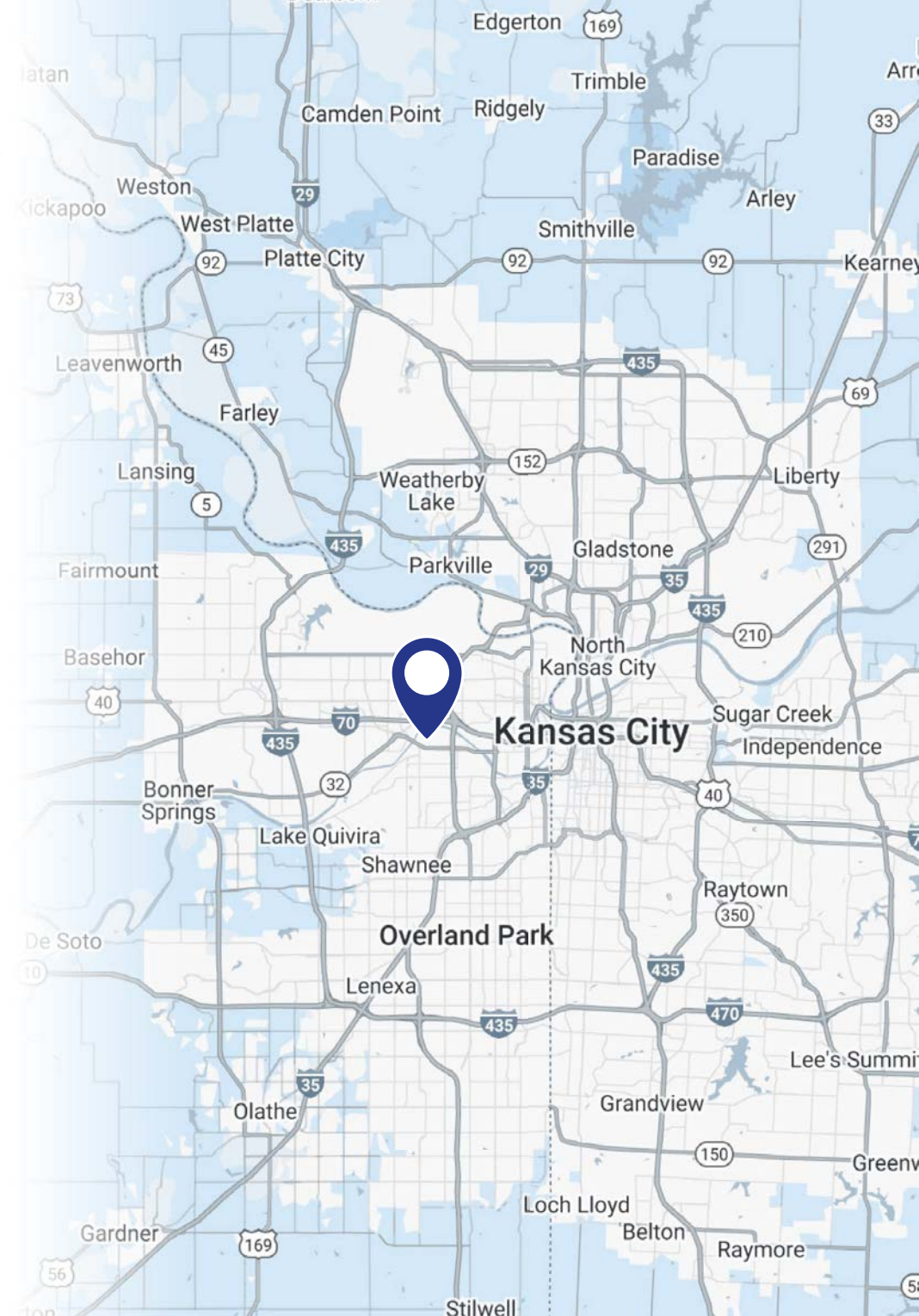
DAVID BLOCK

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PROPERTY SUMMARY

- » 19,473 SF headquarters building with warehouse functionality
- » 75% office buildout, 25% warehouse with drive in door
- » 70 surface parking spaces
- » 1.47 acres lot
- » Situated within the established Turner Industrial Corridor, surrounded by national distributors, manufacturers, and service users
- » Direct access to I-70, I-635, and KS-32
- » Sale Price: \$2,142,030



SITE PHOTOS



AERIAL MAP



AERIAL MAP



FLOOR PLAN



MARKET OVERVIEW



KANSAS CITY, KS OVERVIEW

Kansas City, Kansas (KCK), positioned at the confluence of the Kansas and Missouri rivers in the northeastern portion of the metro, is the third-largest city in Kansas with an estimated 2026 population of approximately 158,000 residents. Operating under a consolidated city-county government, KCK serves as a crucial industrial, manufacturing, and logistics anchor for the region, supported by major transportation corridors including I-70, I-635, I-435, and primary rail yards. The city's commercial landscape is characterized by robust industrial and warehouse activity in historic infill submarkets—such as the Fairfax Industrial District and the Kansas Avenue corridor—as well as modern logistics and retail expansion around the Village West submarket. With competitive occupancy costs, proximity to Downtown KC, and a skilled industrial workforce, Kansas City, KS continues to attract regional distribution centers, last-mile logistics facilities, and light manufacturing users.

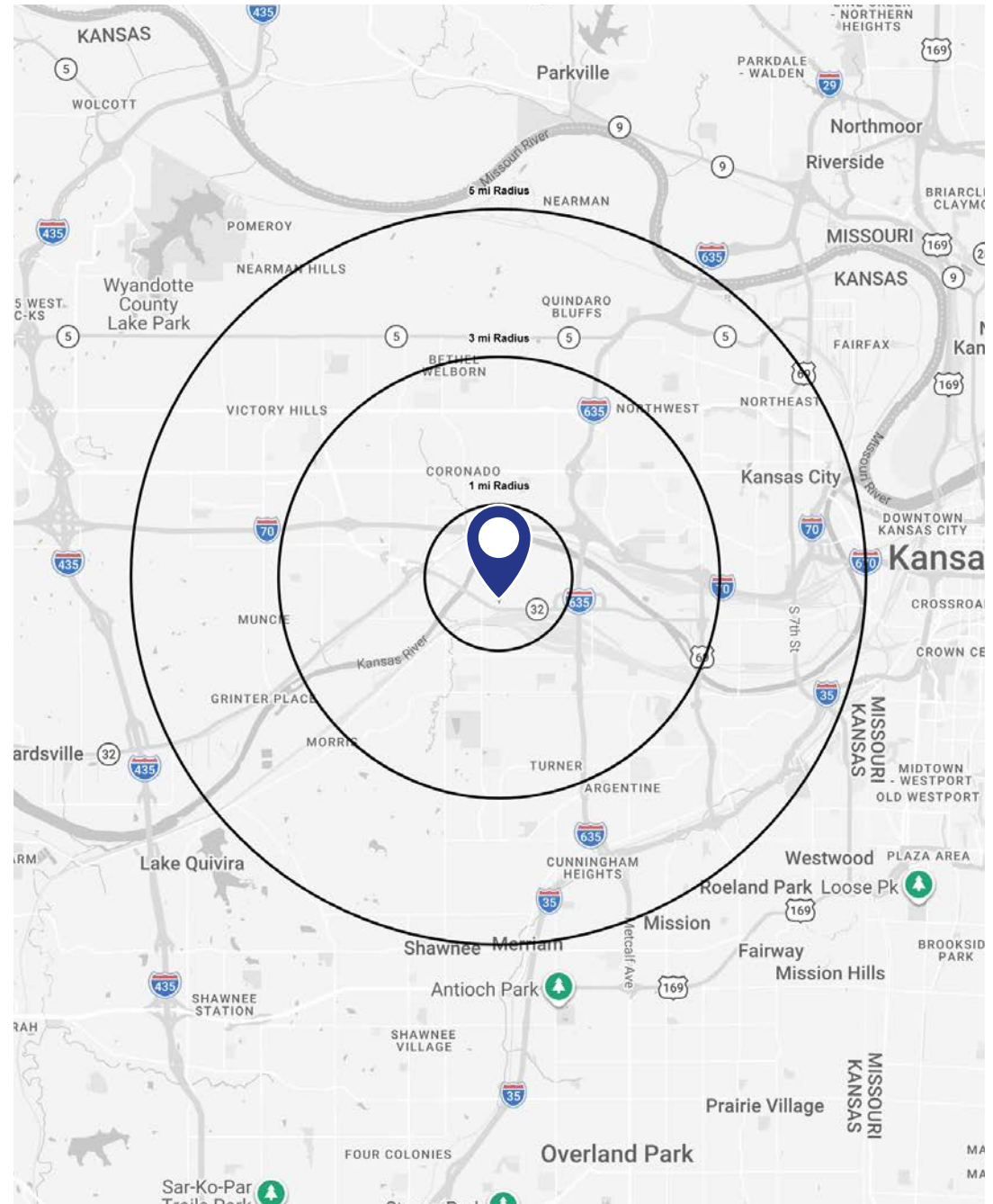
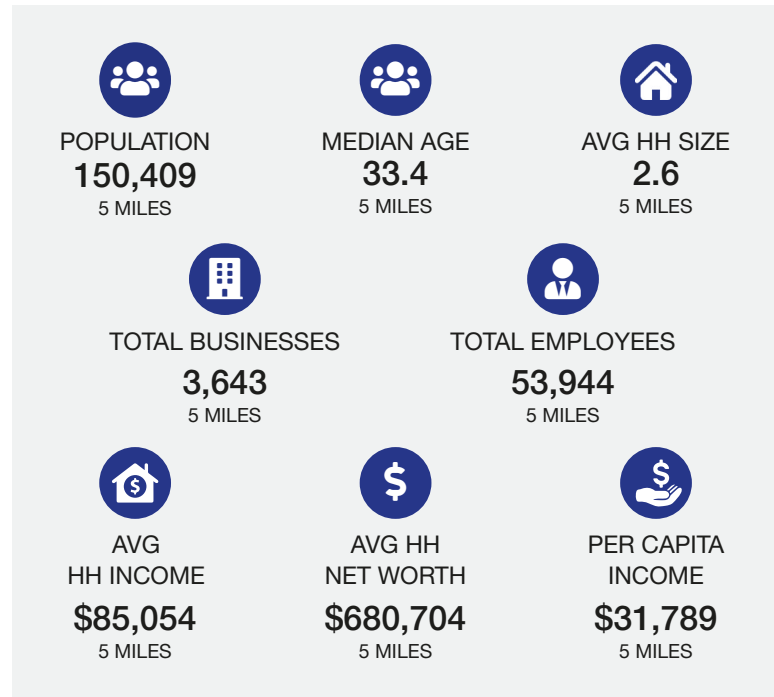
WYANDOTTE COUNTY, KS OVERVIEW

Wyandotte County, located along the western bank of the Missouri River in the heart of the Kansas City metropolitan area, is the fourth most populous county in Kansas with an estimated 2026 population of approximately 169,000 residents. Encompassing Kansas City, Bonner Springs, and Edwardsville, the county functions as one of the metro's premier industrial and distribution hubs, driven by direct access to major interstate loops (I-70, I-435, I-635) and extensive Class I rail infrastructure. Wyandotte County features a highly diversified industrial economy spanning automotive manufacturing, food production, cold storage, and intermodal logistics, anchored by major regional employers and ongoing public-private infrastructure investments. Backed by strategic central location advantages, affordable infill real estate options, and significant master-planned industrial acreage in its western submarkets, Wyandotte County maintains strong long-term fundamentals for industrial, flex, and logistics users across the Midwest.

DEMOGRAPHIC SUMMARY

2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	1,195	47,136	150,409
Households	437	16,459	55,971
Employees	3,279	16,262	53,944
Median Age	34.6	32.0	33.4
Median Household Income	\$56,348	\$66,469	\$68,285
Average Household Income	\$62,383	\$81,404	\$85,054

2030 PROJECTION	1 MILE	3 MILE	5 MILE
Population	1,203	46,892	149,574
Households	436	16,333	55,583
Median Household Income	\$55,874	\$65,784	\$67,565
Average Household Income	\$61,824	\$80,445	\$84,079





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