



Brewery Building & Equipment For Sale

6513-6515 Railroad Street, Raytown, Missouri



CALL FOR PRICING | 17,500 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,941	55,311	128,720
Avg. Household Income	\$82,895	\$86,755	\$85,028

- Barrel Room / Event Space: 3,000 sq. ft.
- New 10-ton Roof Top HVAC
- Brewhouse & Packaging Area: 3,700 sq. ft.
- Front room for expansion 2,000 sq. ft.
- Warehouse: 4,000 sq. ft.
- Cellar/Storage: 3,200 sq. ft.
- Yeast Lab / Office: 120 sq. ft.
- Taproom 1,200 sq. ft. (occupancy 49)
- Power: 1,200 amps, 3-phase electrical service
- Air System: 2 compressors with refrigerant drier
- Taproom Restrooms (2 ADA Compliant) 240 sf



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com

Exclusive Agent



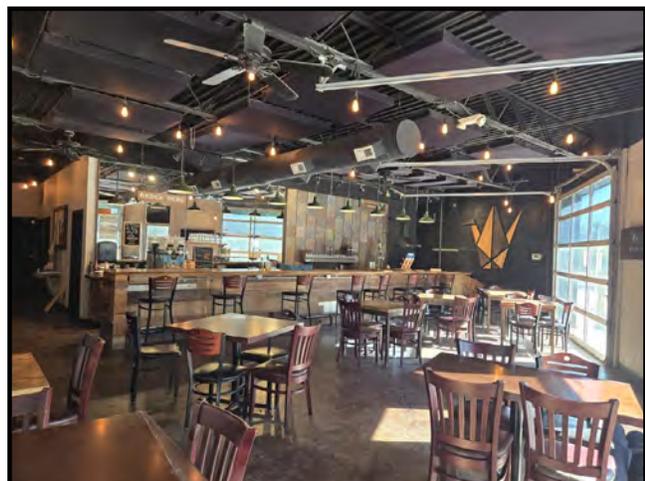
PROPERTY DETAILS

Spacious, Beautiful & Rustic Taproom



Taproom Features

- Custom tables crafted from 100-year-old barn wood
- 36-ft live-edge custom bar
- (2) Ten foot garage doors
- 24 taps with nitrogen blend system
- 32 oz. Dixie Canning Crowler Seamer
- Concrete back bar with hand-wash sink
- Built-in ice well
- Double Product Slushie Machine
- (2) Under-Bar Mini Fridge
- 48" Reach-in beverage cooler
- 16x16 walk-in cooler with rooftop condenser
- 7-ton rooftop HVAC unit
- Two ADA-compliant restrooms
- Large storage room with wire shelving
- Cubbies for merchandise and garments
- Water fountain with bottle filler for guests



PROPERTY DETAILS

Complete 15 BBL Brewery With 200 BBL Cellaring Capacity



Brewing & Packaging Equipment

- (5) 30 BBL Fermenters
- (2) 15 BBL Fermenters
- (2) 10 BBL Fermenters
- (1) 3 BBL Fermenter / Yeast Propagator
- Two-Vessel 15 BBL Brewhouse
- 30 BBL Hot Liquor Tank
- 30 BBL Brite Tank
- 15 BBL Brite Tank
- Two-Stage Heat Exchanger
- 10-Ton Glycol Chiller
- 15 HP RITE Low-Pressure Steam Boiler
- ABE 35 CPM Canning Line
- Pack Leader Label Applicator
- 2-Head Automatic Keg Washer
- Anton Paar Dissolved Oxygen Meter
- Dust free grain mill with auger



PROPERTY DETAILS

Fermentation Cellar



Cementitious urethane flooring sloped toward trench drain



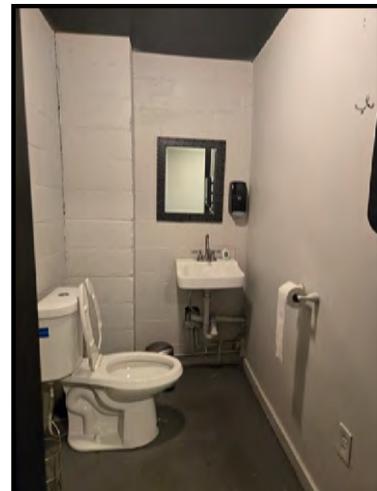
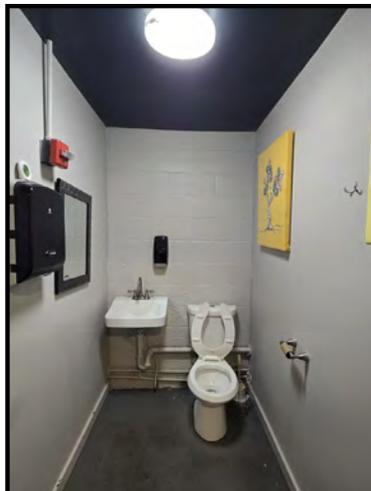
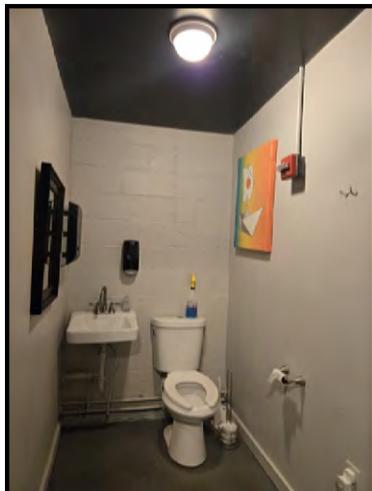
16x16 walk-in cooler with rooftop condenser
24 line nitrogen / Co2 blend system.



- (5) 30 BBL Fermenters
- (2) 15 BBL Fermenters
- (2) 10 BBL Fermenters
- 3 BBL Fermenter / Yeast Propagator
- 2 Vessel CIP Cart
- 30 BBL Brite Tank
- 15 BBL Brite tank
- 2 Keg Automatic Keg Washer

PROPERTY DETAILS

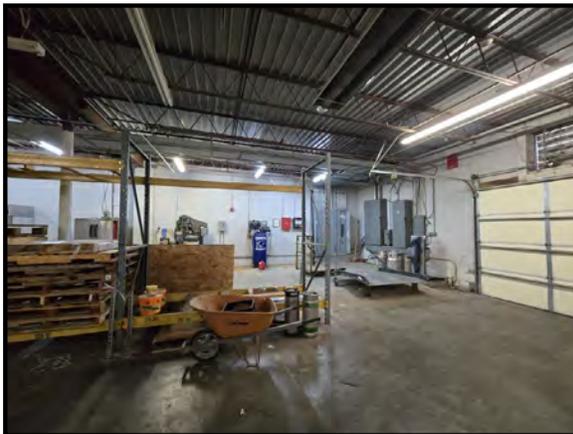
Barrel Room / Event Space: 3,000 sq. ft. with additional bar and food prep kitchen



THREE INDIVIDUAL RESTROOMS

PROPERTY DETAILS

4,000 sf. warehouse with multiple pallet racks



• Power: 1,200 amps, 3-phase electrical service



Air System: 2 compressors with refrigerant drier

Material Handling & Storage

- 5,000-lb TMC Forklift
- 4,000-lb Yale Electric Pallet Jack
- Multiple pallet racks
- 12 x 8 Garage DOOR
- 16 X 12 Loading Dock



10 ton roof top glycol chiller

PROPERTY DETAILS



Additional Bar in Barrel Room



Automatic Programmable Keg Washer



Three Compartment Sink Outside Taproom



Charcoal Filtration

PROPERTY DETAILS

A Rare Opportunity in Jackson County

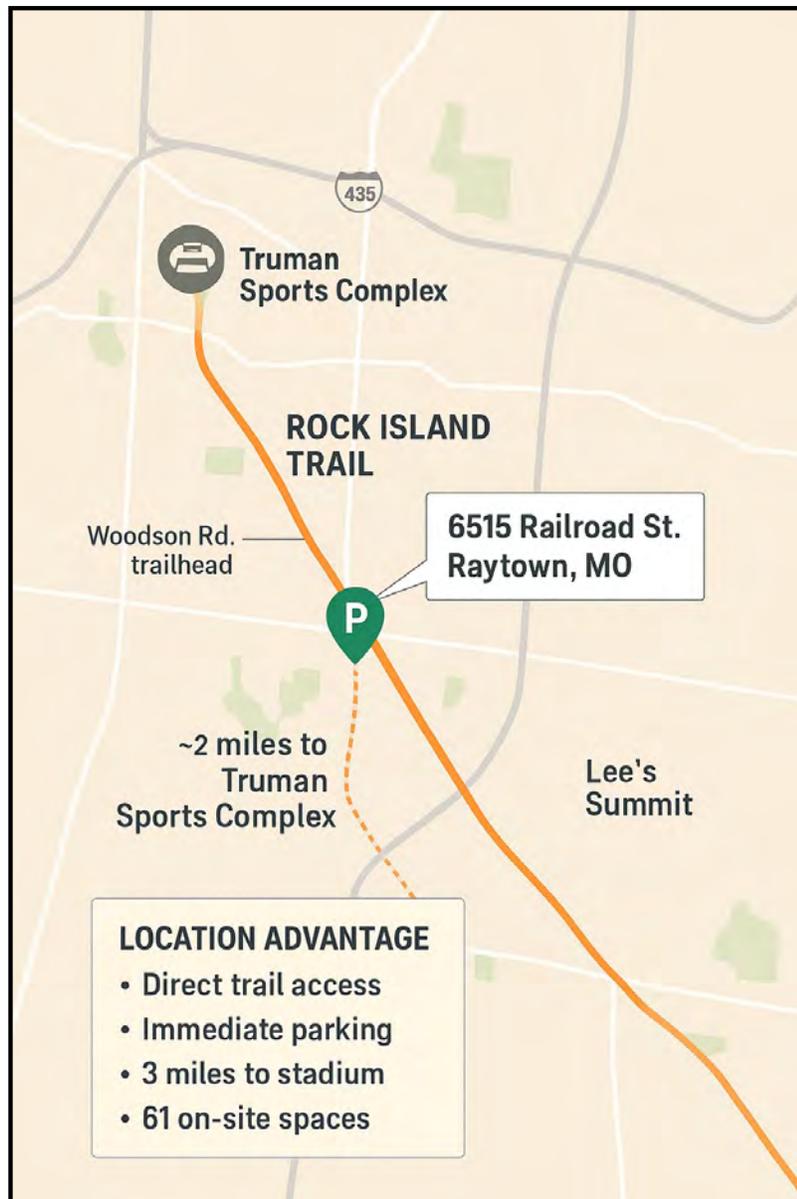
Direct Rock Island Trail frontage — 6515 Railroad St., Raytown, MO 64133

Unmatched visibility and trail access: a high-traffic trailhead location between Lee's Summit and the Truman Sports Complex (Arrowhead/Kauffman).

Large-capacity production and distribution brewery with a high-profit taproom — directly on the Rock Island Trail and minutes from Arrowhead Stadium.

Located directly on the Rock Island Trail, 6515 Railroad St. offers immediate access to one of Jackson County's most popular multi-use trails. The Rock Island Trail connects the Truman Sports Complex to Lee's Summit, bringing steady foot and bicycle traffic year-round. With dedicated parking and excellent curb exposure to trail users, this property is ideal for food & beverage, retail, recreation, or destination hospitality uses that want to capture both residents and trail visitors.

- Easy connection to major destinations — trail runs north to the Truman Sports Complex (Arrowhead/Kauffman) and southeast toward Lee's Summit.
- Strong day/weekend traffic from walkers, runners, families and cyclists — excellent exposure for retail, café, brewery, fitness, or food service tenants.
- On-site customer parking: 61 striped spaces + 3 handicap (included in property features). Nearby trailheads and access points: Woodson Rd. trailhead and other Raytown access points increase the trail's reach and draw.

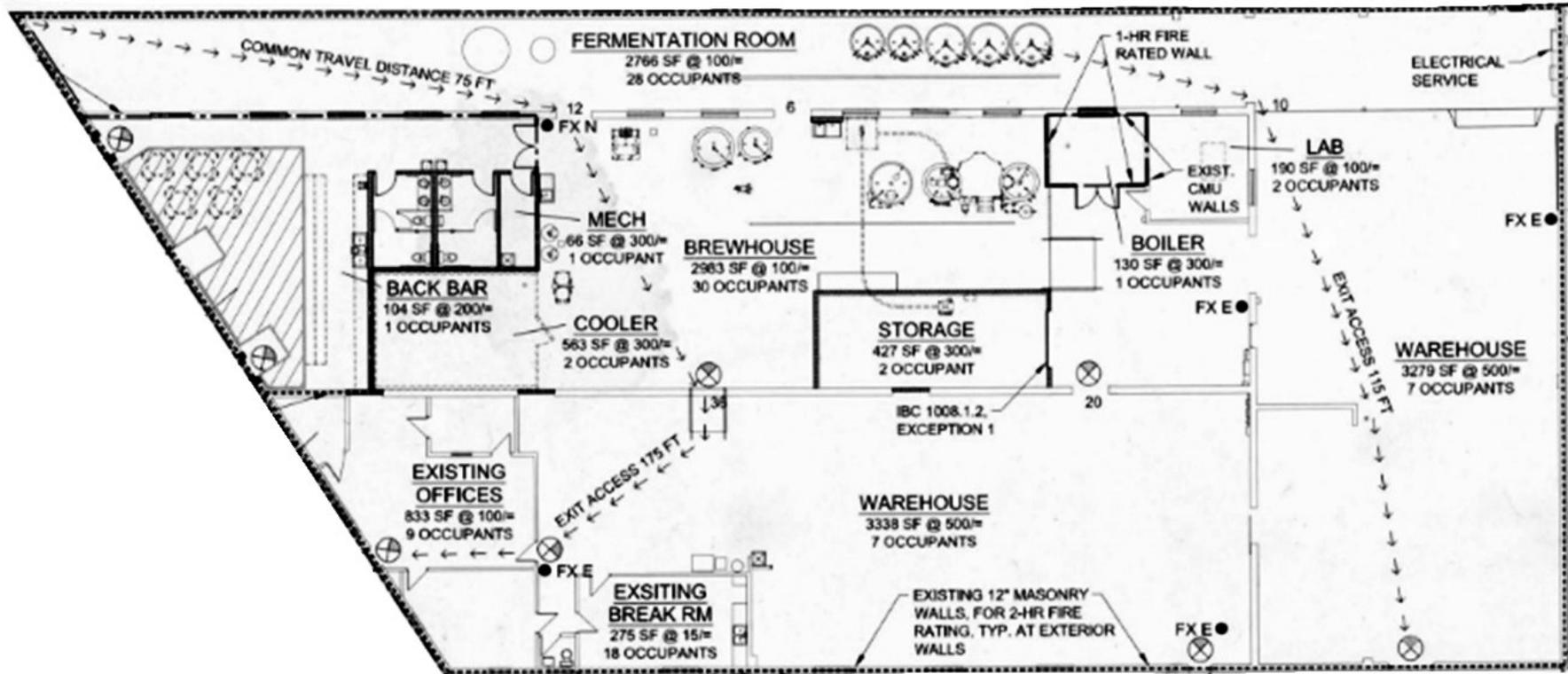




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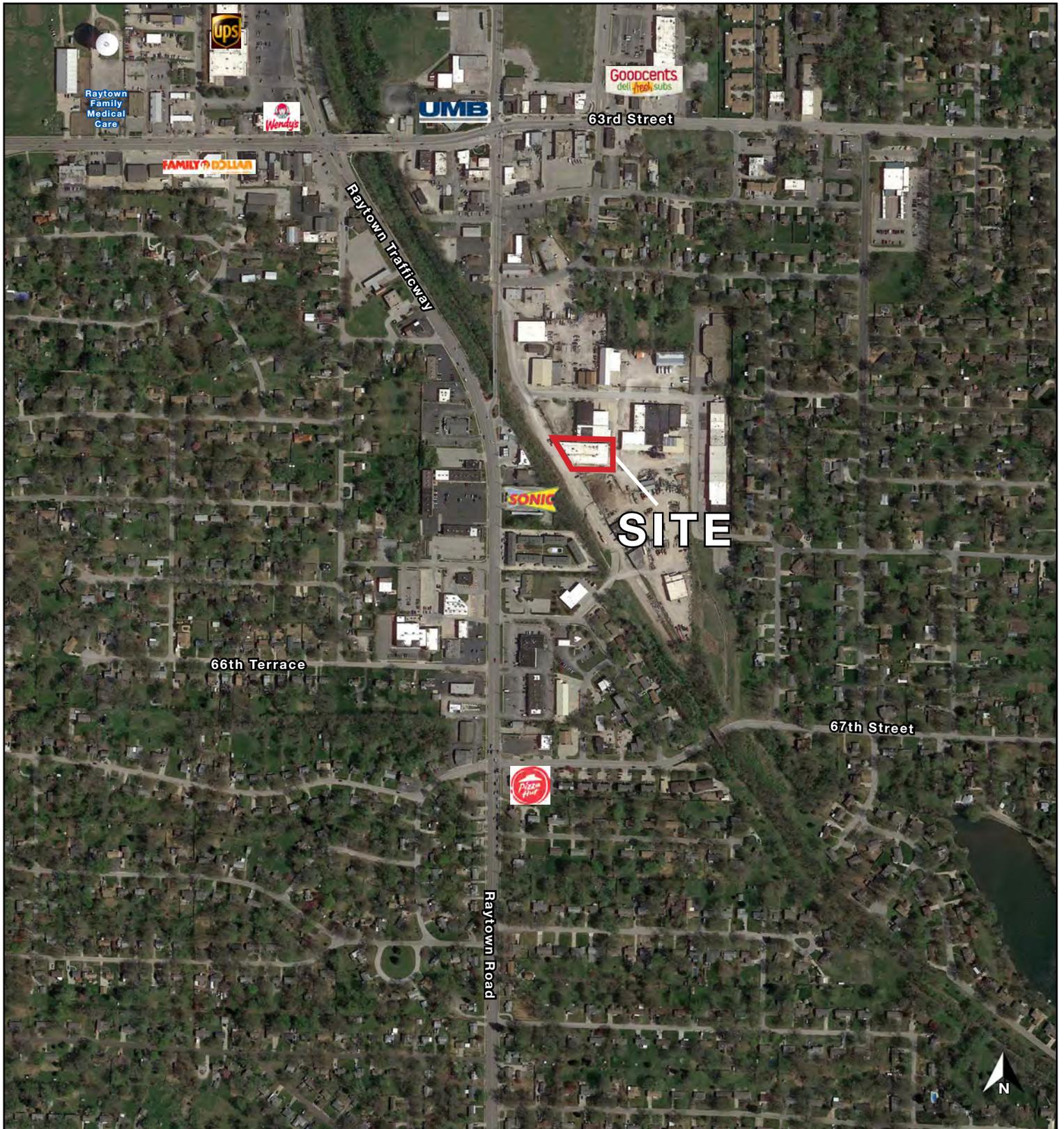
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SITE PLAN



Original Brewery Drawing. Note: Existing Offices were removed for future kitchen.

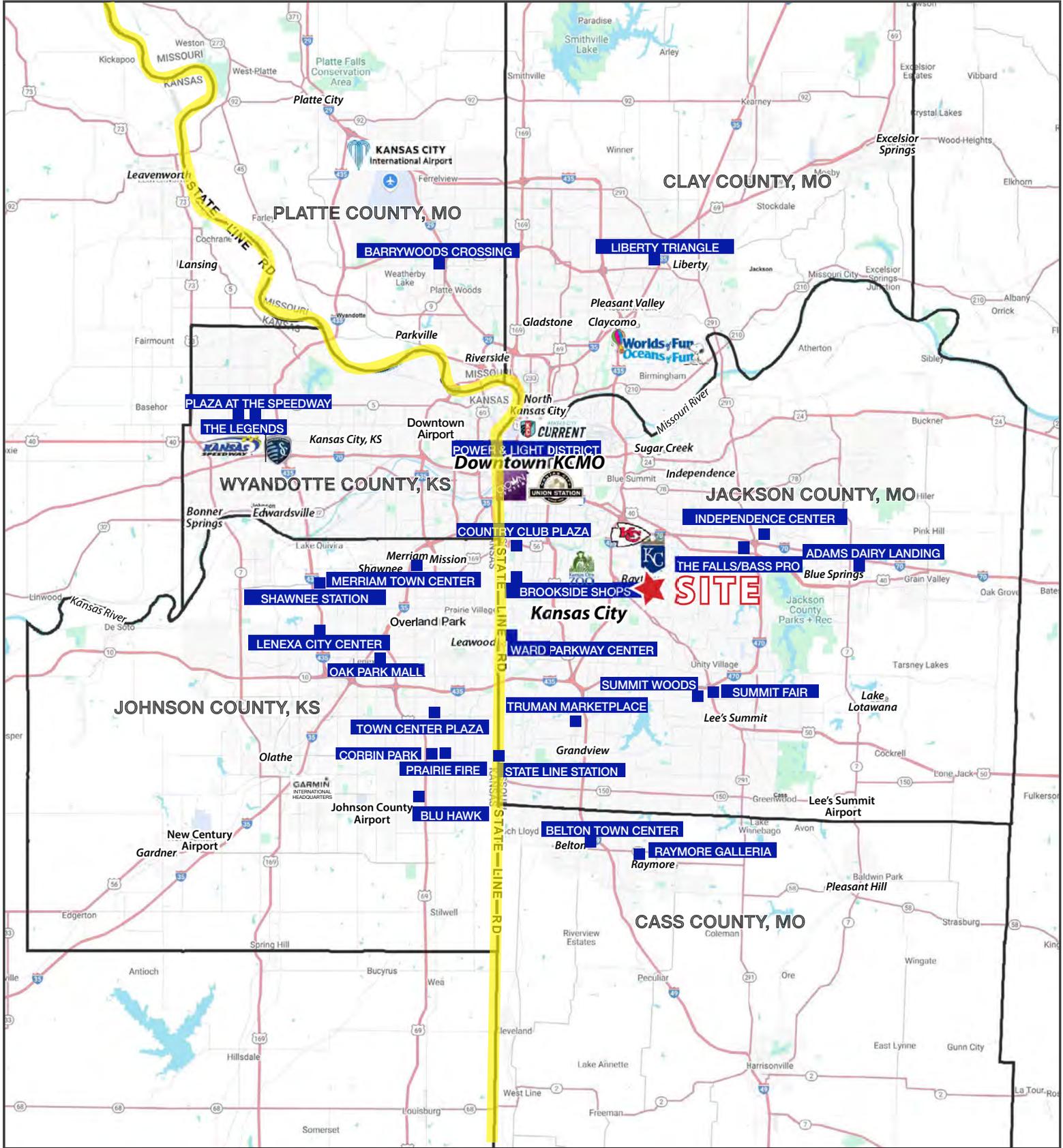
AERIAL





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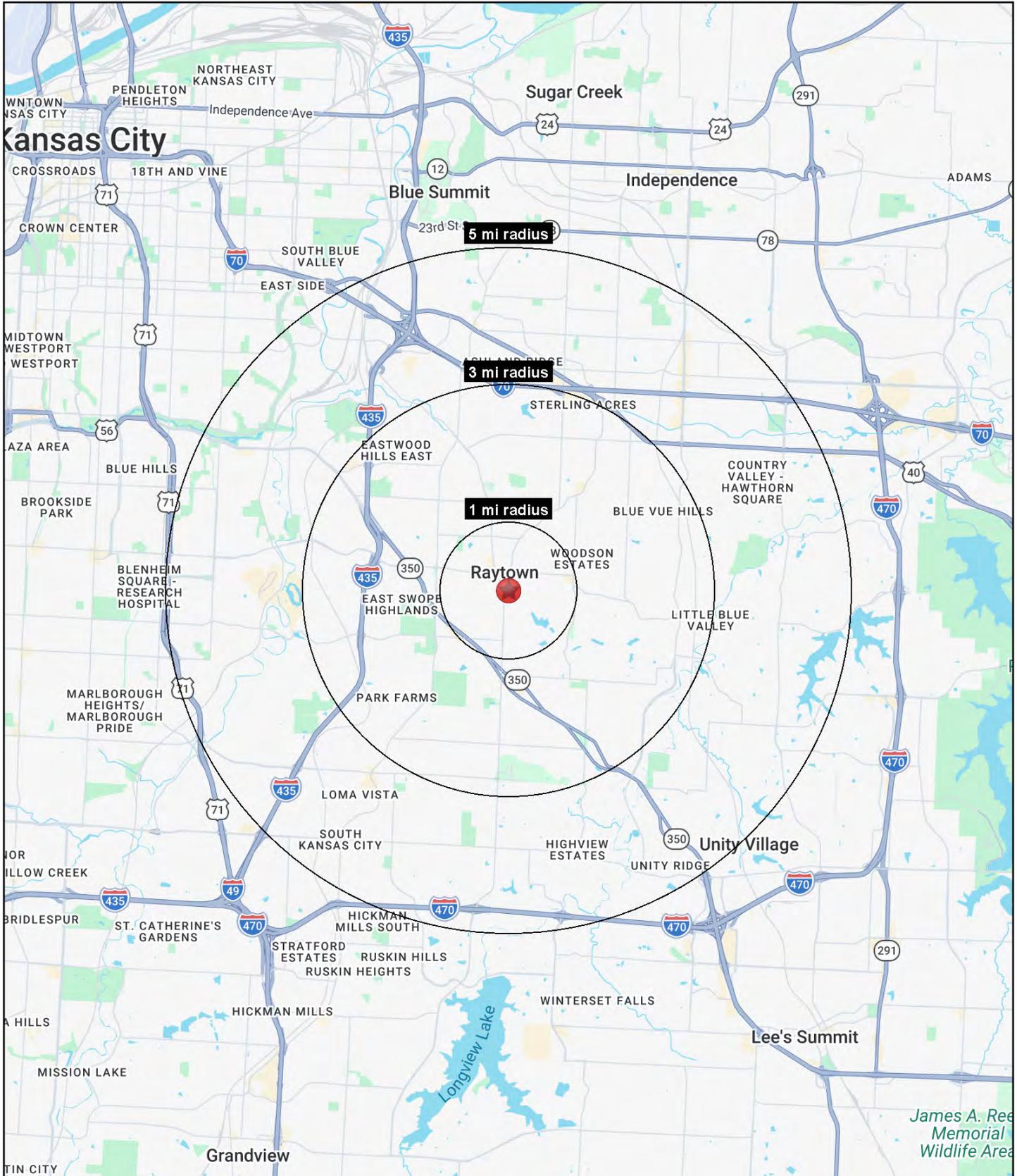
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6515 Railroad Street Raytown, MO 64133	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	8,941	55,311	128,720
2030 Projected Population	8,787	54,794	126,978
2020 Census Population	8,840	56,537	130,371
2010 Census Population	8,953	55,580	126,848
Projected Annual Growth 2025 to 2030	-0.3%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2025	-	-	-
2025 Median Age	41.0	39.1	38.9
Households			
2025 Estimated Households	3,918	23,190	53,715
2030 Projected Households	3,877	23,162	53,398
2020 Census Households	3,887	23,682	54,585
2010 Census Households	3,853	22,756	52,380
Projected Annual Growth 2025 to 2030	-0.2%	-	-0.1%
Historical Annual Growth 2010 to 2025	0.1%	0.1%	0.2%
Race and Ethnicity			
2025 Estimated White	60.8%	52.7%	51.1%
2025 Estimated Black or African American	27.5%	35.7%	36.5%
2025 Estimated Asian or Pacific Islander	1.3%	1.4%	1.7%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
2025 Estimated Other Races	10.0%	9.8%	10.3%
2025 Estimated Hispanic	9.2%	9.4%	10.0%
Income			
2025 Estimated Average Household Income	\$82,895	\$86,755	\$85,028
2025 Estimated Median Household Income	\$67,448	\$68,061	\$66,300
2025 Estimated Per Capita Income	\$36,414	\$36,454	\$35,569
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.9%	2.1%
2025 Estimated Some High School (Grade Level 9 to 11)	6.3%	4.8%	5.6%
2025 Estimated High School Graduate	38.0%	33.0%	33.5%
2025 Estimated Some College	22.8%	26.0%	25.9%
2025 Estimated Associates Degree Only	6.2%	10.2%	9.2%
2025 Estimated Bachelors Degree Only	17.6%	15.7%	15.2%
2025 Estimated Graduate Degree	7.8%	8.3%	8.5%
Business			
2025 Estimated Total Businesses	456	1,647	3,876
2025 Estimated Total Employees	4,235	14,925	36,218
2025 Estimated Employee Population per Business	9.3	9.1	9.3
2025 Estimated Residential Population per Business	19.6	33.6	33.2

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