



OPES COMMERCIAL REAL ESTATE



301 HIGHGROVE RD SUITE A
GRANDVIEW, MO 64030

FOR LEASE

\$4.25 PSF + NNN \$2.34
43,632 +/- SF AVAILABLE

NATHAN PRATHER | PARTNER
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Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind



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GRANDVIEW, MO 64030**

Population	2 Mile	5 Mile	10 Mile
2024 Population	16933	106,901	518,751
2029 Population	16,902	108,348	531,651
Annual Growth 2024-2029	0%	0.3%	0.5%

Households	2 Mile	5 Mile	10 Mile
2024 Total Households	6,851	43,535	213,219
Growth 2024-2029	-0.1%	0.2%	0.5%
Median Household Income	\$51,515	\$63,579	\$80,497

SUITE A FEATURES:

- SPACE AVAILABLE: 43,632 SF
- OFFICE AREA: 2,436 +/- SF
- CLEAR HEIGHT: 15'
- 5 DOCK-HIGH DOORS - 4 DOCKS (8'X10'), 1 PLATFORM DOCK (12'X12')
- 1 DRIVE IN DOOR (8'X10')
- MINUTES AWAY FROM I-49 AND HWY 435

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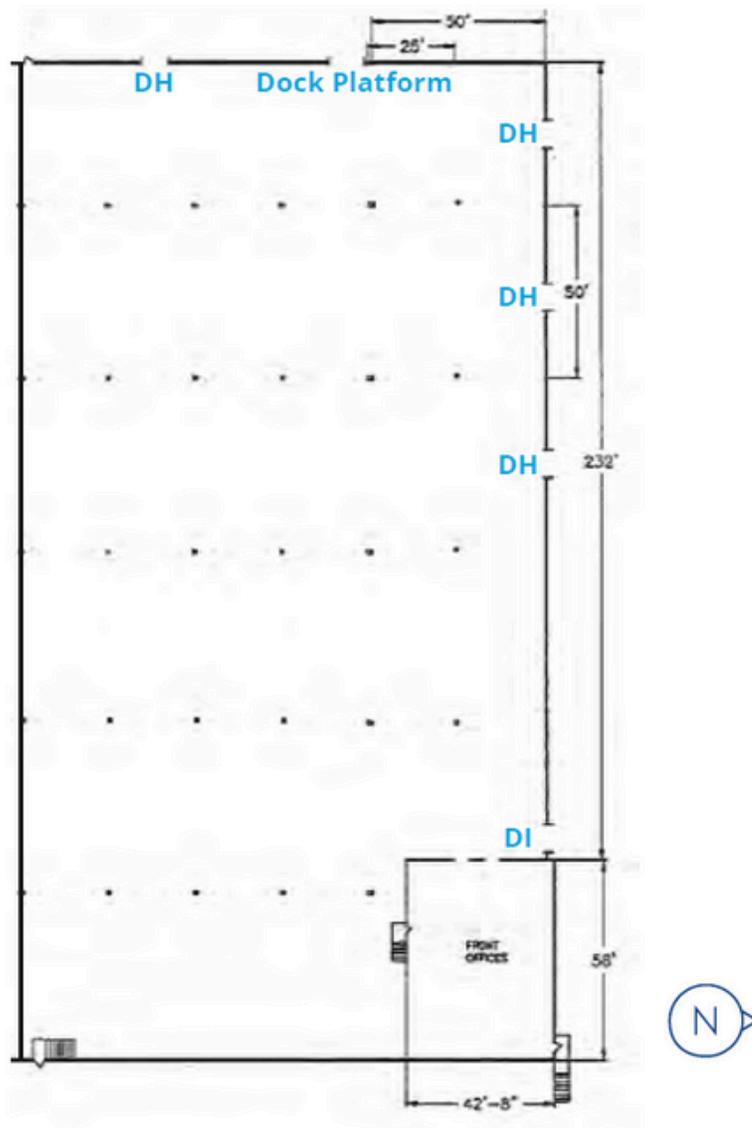
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FLOOR PLAN SUITE A



WAREHOUSE SPACE AVAILABLE
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