



For Sublease

301 Highgrove Road Grandview, Missouri

Jack Higgins

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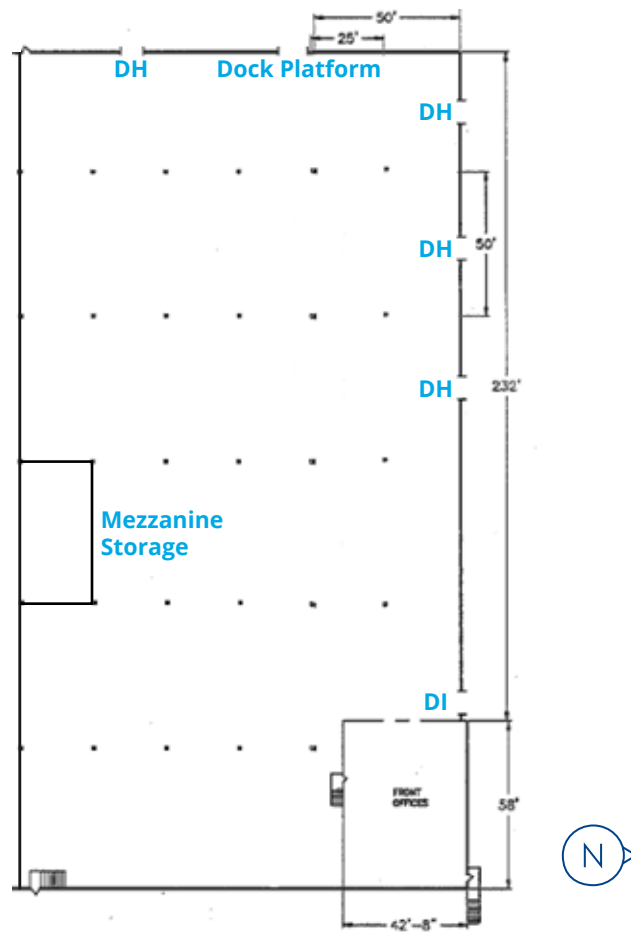
Mark Arensberg

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- Space available: 45,000 SF
 - Office area: 2,436± SF
- Loading:
 - 5 dock-high doors
 - 1 dock (8'x10')
 - 3 docks (8'x8')
 - 1 platform dock (12'x12')
 - 1 drive-in door (8'x10')
- Clear height: 15'
- Power: 400a, 240v, 3ph
- Sublease through April 30, 2026
- Sublease rate: \$3.00 PSF, NNN
- Operating expenses: \$1.15 (2023 estimate)

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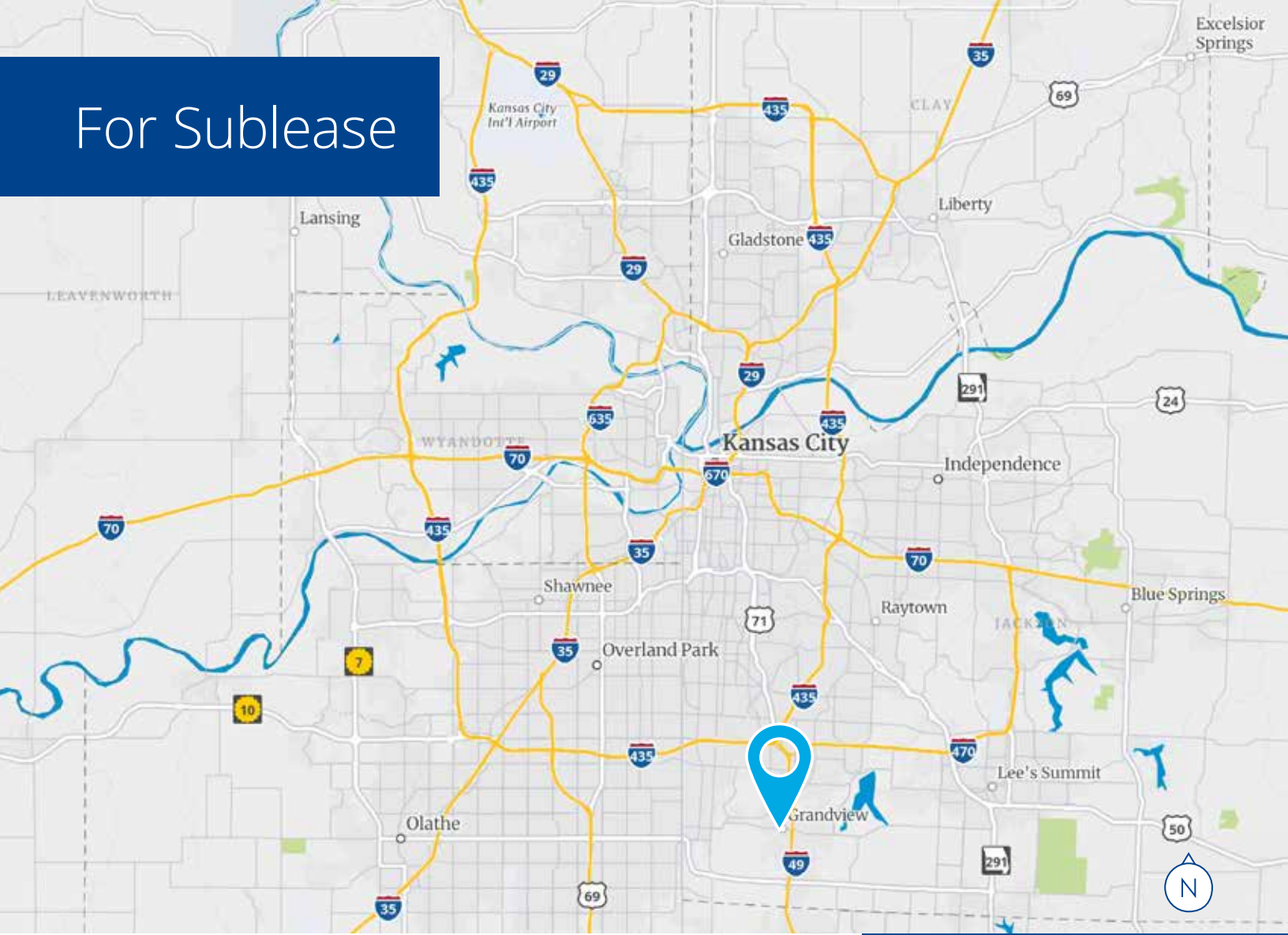
Floor Plan



Interior Photos



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