



OPES COMMERCIAL REAL ESTATE



301 HIGHGROVE RD
GRANDVIEW, MO 64030

FOR SALE

~~\$5,995,000~~

\$5,695,000 8.37% CAP

100% OCCUPIED INDUSTRIAL INVESTMENT OPPORTUNITY

NATHAN PRATHER | PARTNER

1-816-268-4483

NTPRATHER@OPESCRE.COM

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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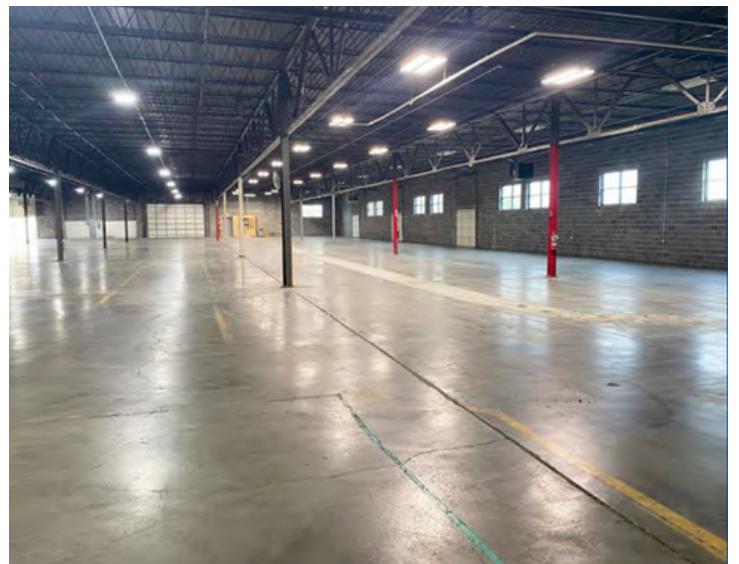
Population	2 Mile	5 Mile	10 Mile
2023 Population	17,269	104,413	507,123
2028 Population	17,558	104,444	515,342
Annual Growth 2023-2028	0.3%	0.2%	0.3%

Households	2 Mile	5 Mile	10 Mile
2023 Total Households	6,891	40,744	205,849
Growth 2023-2028	0.3%	0.1%	0.3%
Median Household Income	\$52,161	\$60,227	\$79,521

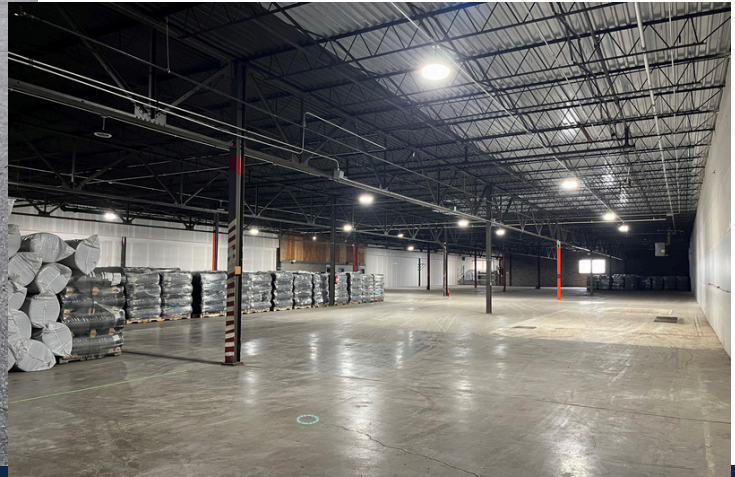
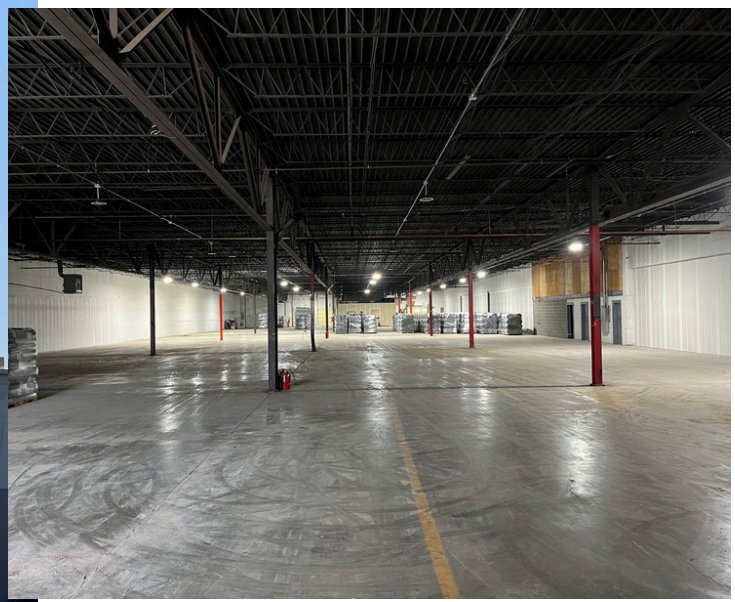
PROPERTY FEATURES:

- 100% OCCUPIED INDUSTRIAL BUILDING FOR SALE IN GRANDVIEW, MISSOURI
- 105,000 +/- SF ON 4.89 +/- ACRES
- 45,000 +/- SF IN SUITE A AND (2) 30,000 +/- SF SPACES SUITES B AND C
- 8 DOCKS 8'X10' / 2 PLATFORMS WITH DOCK, 8'X10' AND 24'X14' DOORS
- I-2 ZONING
- SUITE A IS A NNN LEASE THROUGH 5/26 WITH YEARLY INCREASES
- SUITE B IS A NNN LEASE THROUGH 4/27 WITH YEARLY INCREASES
- SUITE C IS A NNN LEASE THROUGH 6/27 WITH YEARLY INCREASES
- 2025 NOI - \$464,935.80
- OFFERING PRICE REFLECTS A 8.37% CAP

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