



# Industrial Space for Sale or Lease

**712 NE SQUIRE COURT  
GRAIN VALLEY, MISSOURI**

## Property Highlights

- 8,400 (±) sf freestanding building
- Located 3 minutes from I-70 in Squire Court Industrial Park
- 750 sf office area
- (2) two 10'x14' drive-in doors
- 16'-18' clear height
- 480/208v 3-phase power and floor drains
- Perfect facility for light assembly, service or contractors
- Lease rate \$9.50/sf, industrial gross
- Sale price \$672,000 (\$80.00/sf)

*For information, please contact:*

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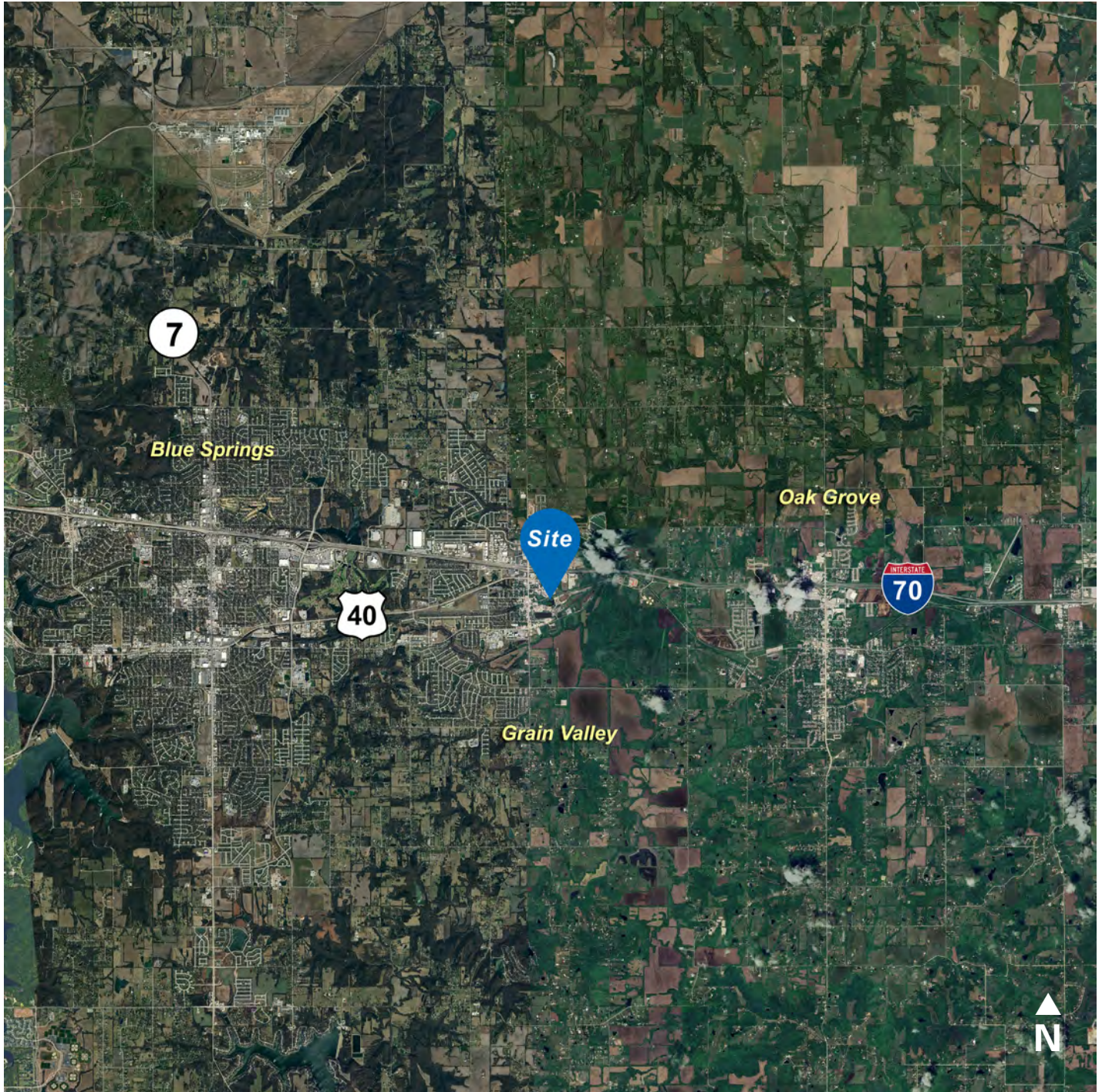
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