



# OPES COMMERCIAL REAL ESTATE



301 HIGHGROVE RD  
GRANDVIEW, MO 64030

FOR SALE  
\$5,995,000

100% OCCUPIED INDUSTRIAL INVESTMENT OPPORTUNITY

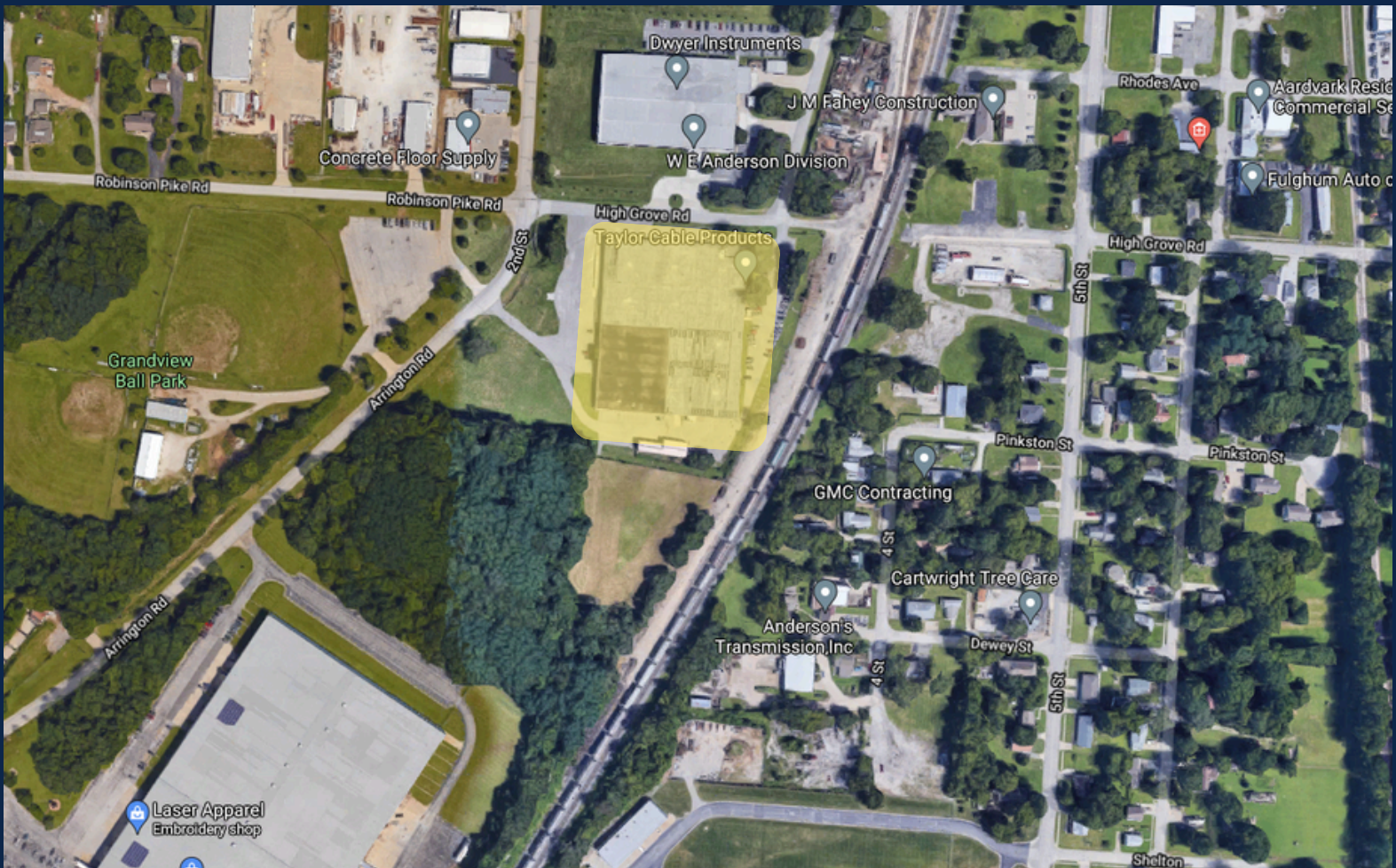
IMMEDIATE AVAILABILITY

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\*



**301 HIGHGROVE RD  
GRANDVIEW, MO 64030**

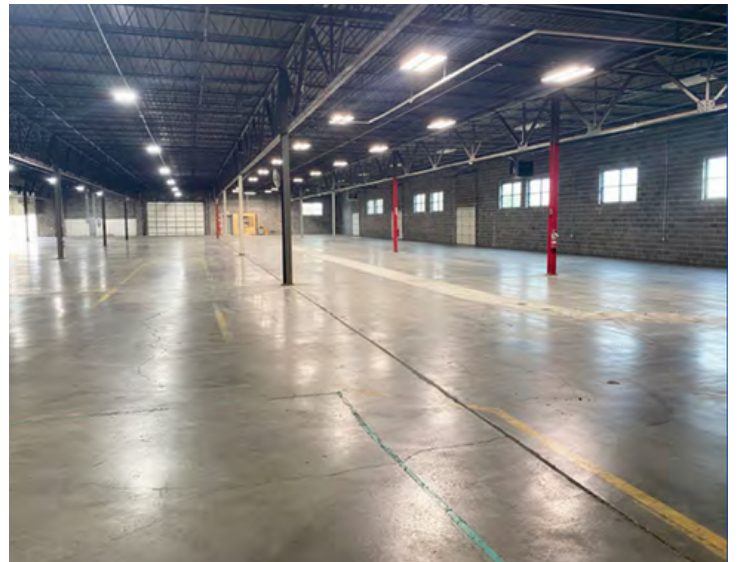
<b>Population</b>	<b>2 Mile</b>	<b>5 Mile</b>	<b>10 Mile</b>
2023 Population	17,269	104,413	507,123
2028 Population	17,558	104,444	515,342
Annual Growth 2023-2028	0.3%	0.2%	0.3%

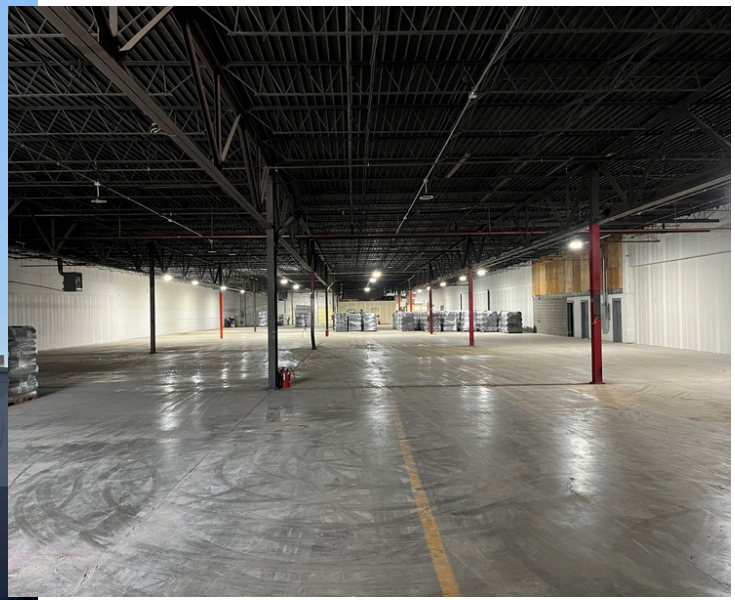
<b>Households</b>	<b>2 Mile</b>	<b>5 Mile</b>	<b>10 Mile</b>
2023 Total Households	6,891	40,744	205,849
Growth 2023-2028	0.3%	0.1%	0.3%
Median Household Income	\$52,161	\$60,227	\$79,521

# 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 7.75% CAP

301 HIGHGROVE RD  
GRANDVIEW, MO 64030





301 HIGH GROVE RD  
GRANDVIEW, MO 64030



**Nathan Prather | Partner**  
**1-816-268-4483**  
**ntprather@opescre.com**

