



4.88± ACRE INDUSTRIAL OUTDOOR STORAGE YARD & OFFICE
12200 & 11971 Grandview Road, Grandview, MO

AVAILABLE
Call Broker For Pricing



CONTACT US



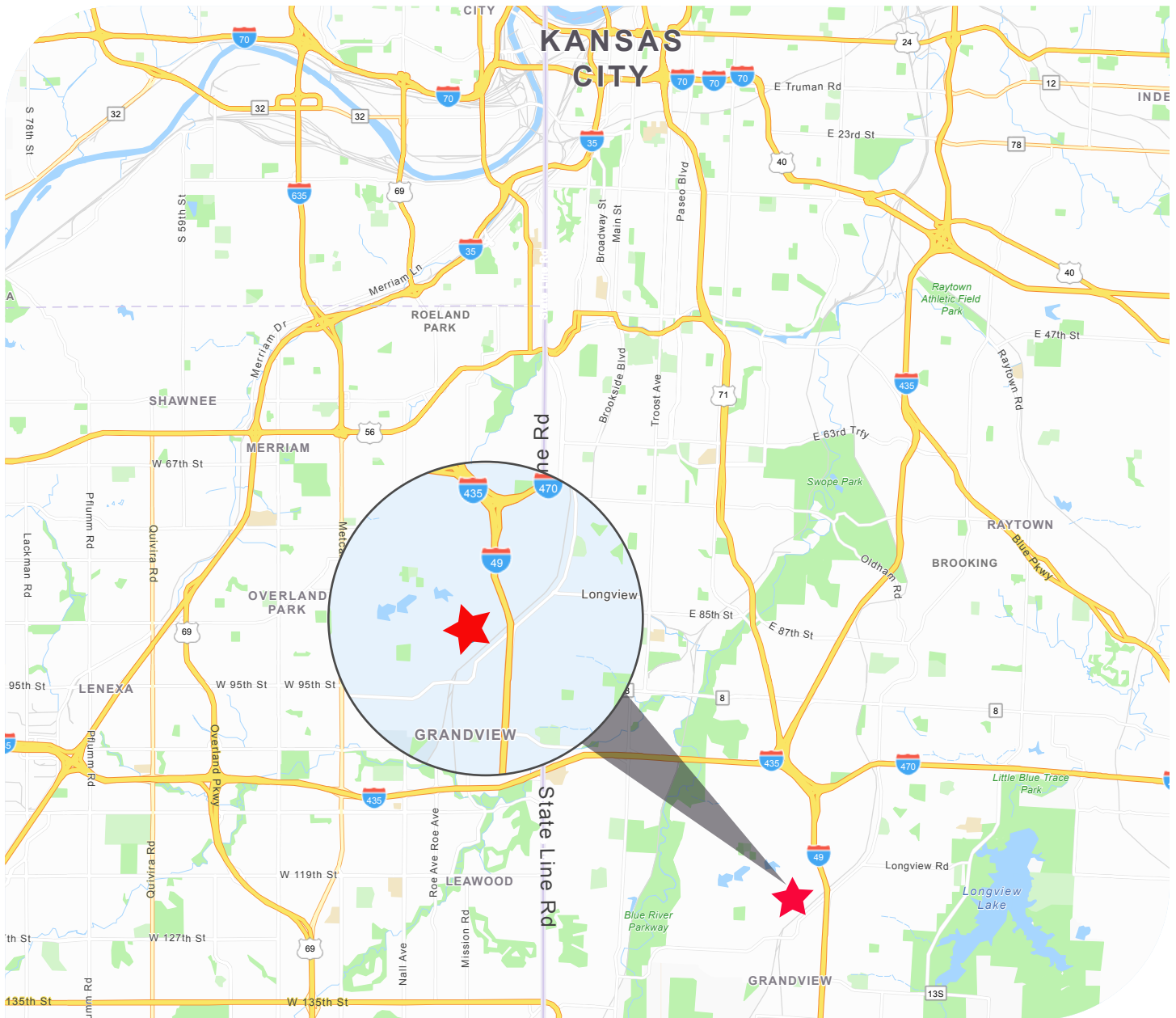
Burr & Temkin
TRANSPORTATION REAL ESTATE SPECIALISTS SINCE 1983

Jon Dandurand
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913.909.5421
jond@burrtemkin.com

Jack Murphy
Sales Associate
816.585.9444
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23600 College Boulevard
Suite 103
Olathe, KS 66061

LOCATION



KEY DISTANCES



0.9± Miles



2± Miles



12± Miles



LOCATION ADVANTAGES

Convenient access to multiple interstates
for serving the Kansas City market

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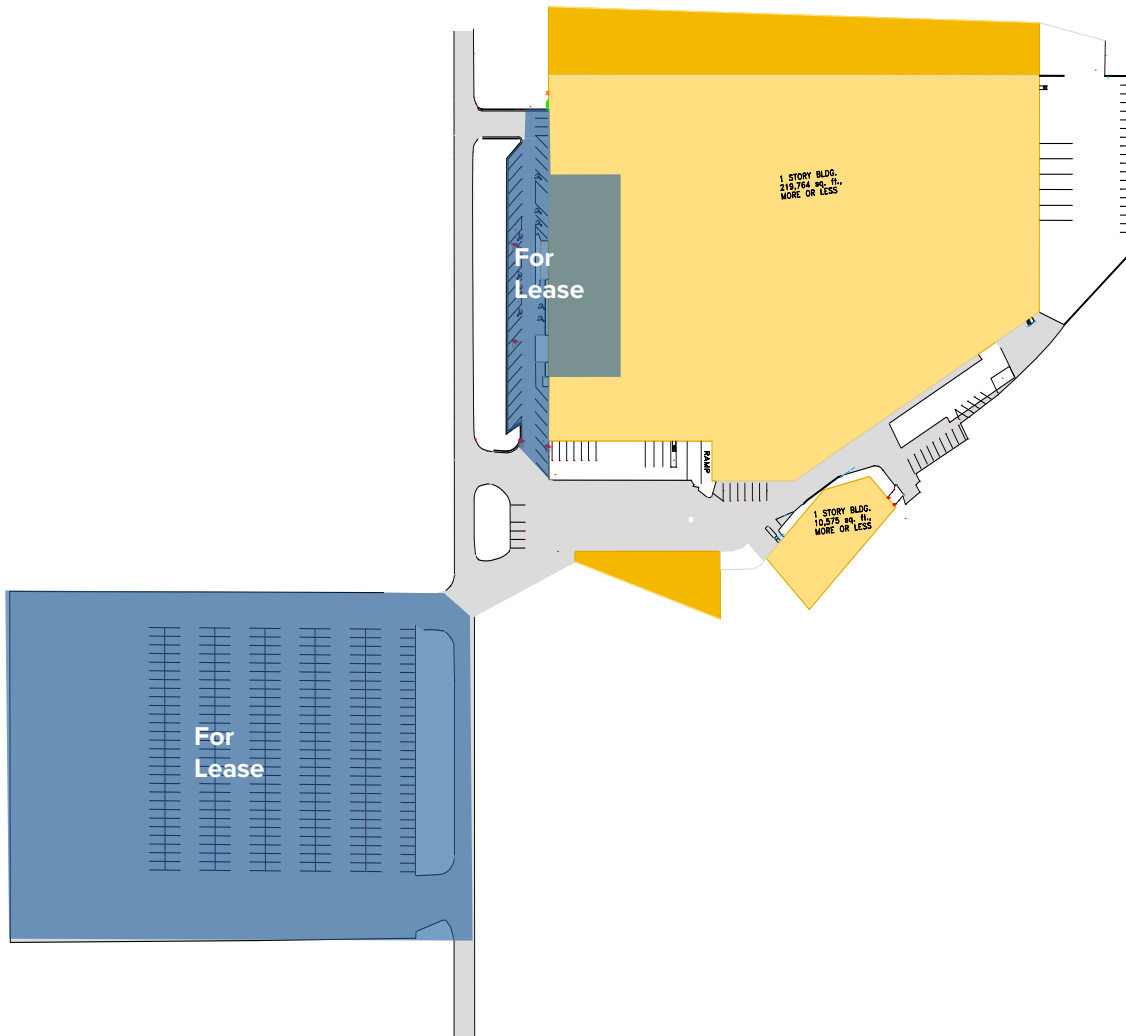
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SITE PLAN



SITE HIGHLIGHTS

- 4.88± acres total
- Can accommodate 130± trailers
- Asphalt paved yard (8" depth)
- Fenced, gated, & lit
- I-1 Light Industrial Zoning ([view code](#))
- Optional 6,200± SF office space can be leased at 11971 Grandview Road



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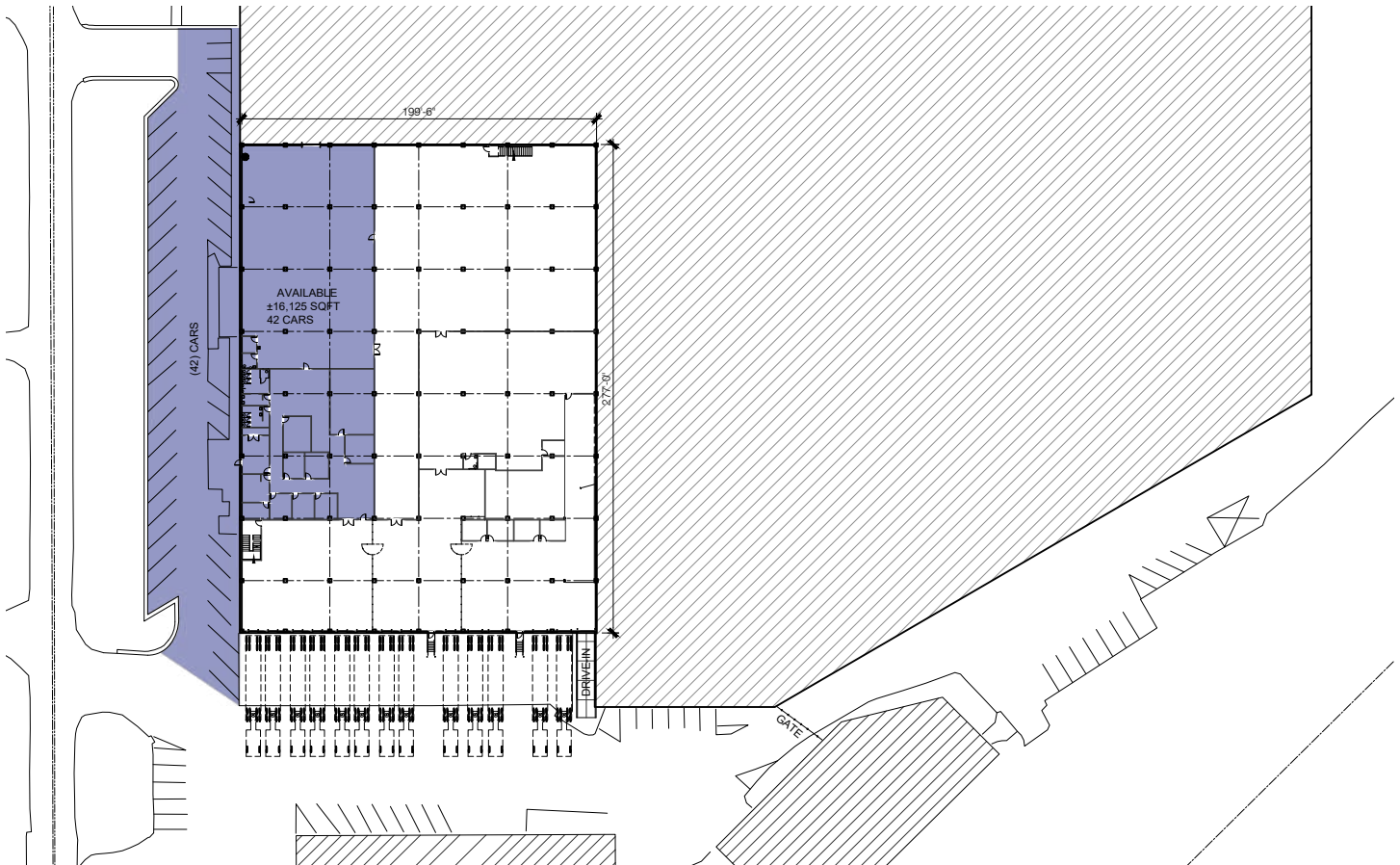


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OFFICE HIGHLIGHTS

- Available SF: 16,125± SF
- Office Count: 7 private & break area
- Suite Dimensions: 82' x 76'
- Restrooms: 1 women's & 1 men's
- Entrance: Storefront entrance
- Car parking spaces: 42



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OFFICE PHOTOS



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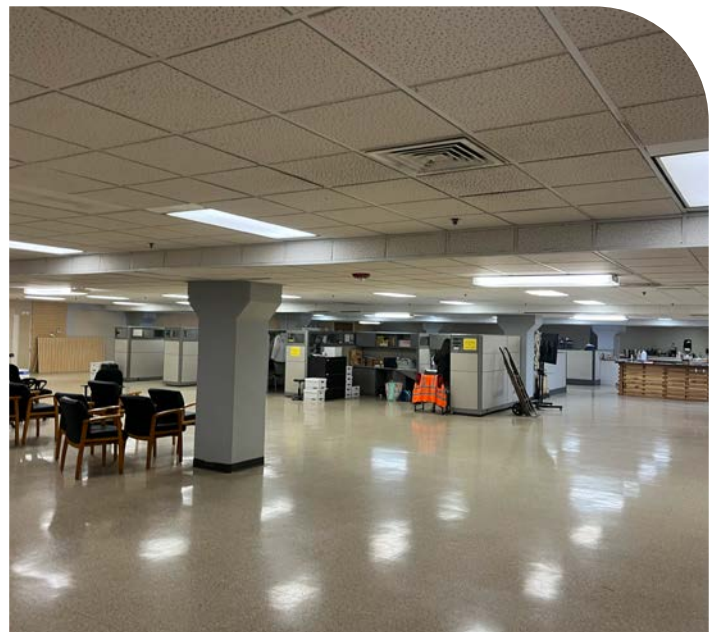


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