



OPES COMMERCIAL REAL ESTATE



301 HIGHGROVE RD
GRANDVIEW, MO 64030

FOR SALE

\$5,695,000

Suite A: 43,632 +/- SF available for lease
Suite B: leased through April 30, 2027
Suite C: leased through June 30, 2027

NATHAN PRATHER
SENIOR VICE PRESIDENT

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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
2025 Population	17,644	107,584	528,268
2030 Population Projection	17,864	109,306	541,317
Annual Growth 2025-2030	0.3%	0.3%	0.5%

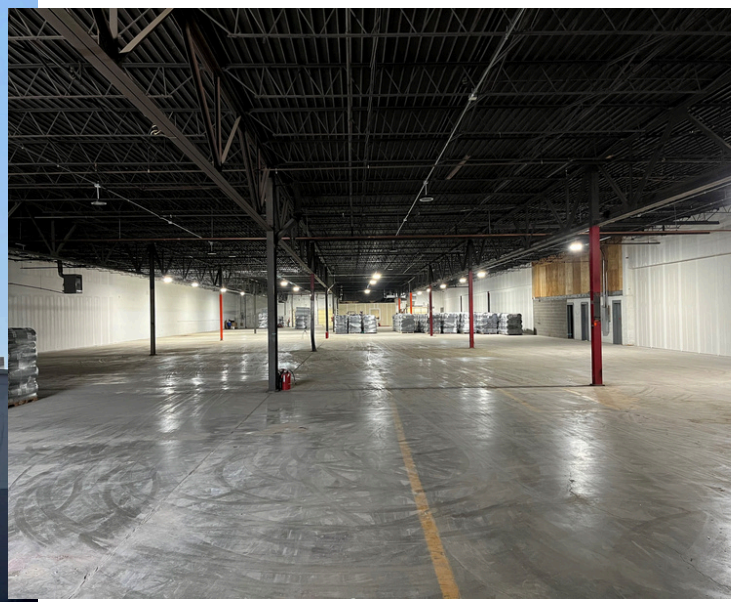
Households	2 Mile	5 Mile	10 Mile
2025 Total Households	7,145	43,908	217,167
Growth 2025-2030	0.2%	0.3%	0.5%
Median Household Income	\$54,242	\$68,436	\$86,855

PROPERTY FEATURES:

- Industrial building for sale in Grandview, Missouri
 - 105,145 +/- SF on 4.89 +/- Acres
 - 8 docks 8'x10'
 - 2 platforms with dock and 8'x10' and 24'x14' doors
 - I-2 zoning
 - 2026 NOI - \$271,638.48
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