



Industrial Building for Sale

**13100-13108 S 71 HIGHWAY
GRANDVIEW, MISSOURI**

Property Highlights

- 15,368 (±) sf on 2 (±) acres of paved ground
- Zoned CS – commercial service and wholesale
- Prime I-49 / 71 Highway frontage – 101,423 average annual daily traffic count per MoDot (2025)
- 3,900 (±) sf of office and showroom space
- Warehouse area 1: 2,011 (±) sf, 12 ceiling height, one 10'x12' drive-in
- Warehouse area 2: 7,000 (±) sf, 14-17' clear height, one 14'x10' drive-in, one 12'x10' drive-in
- One 225 amp, 208y/120, 3-phase panel, one 400 amp, 240v panel
- For sale at \$1,850,000

For information, please contact:

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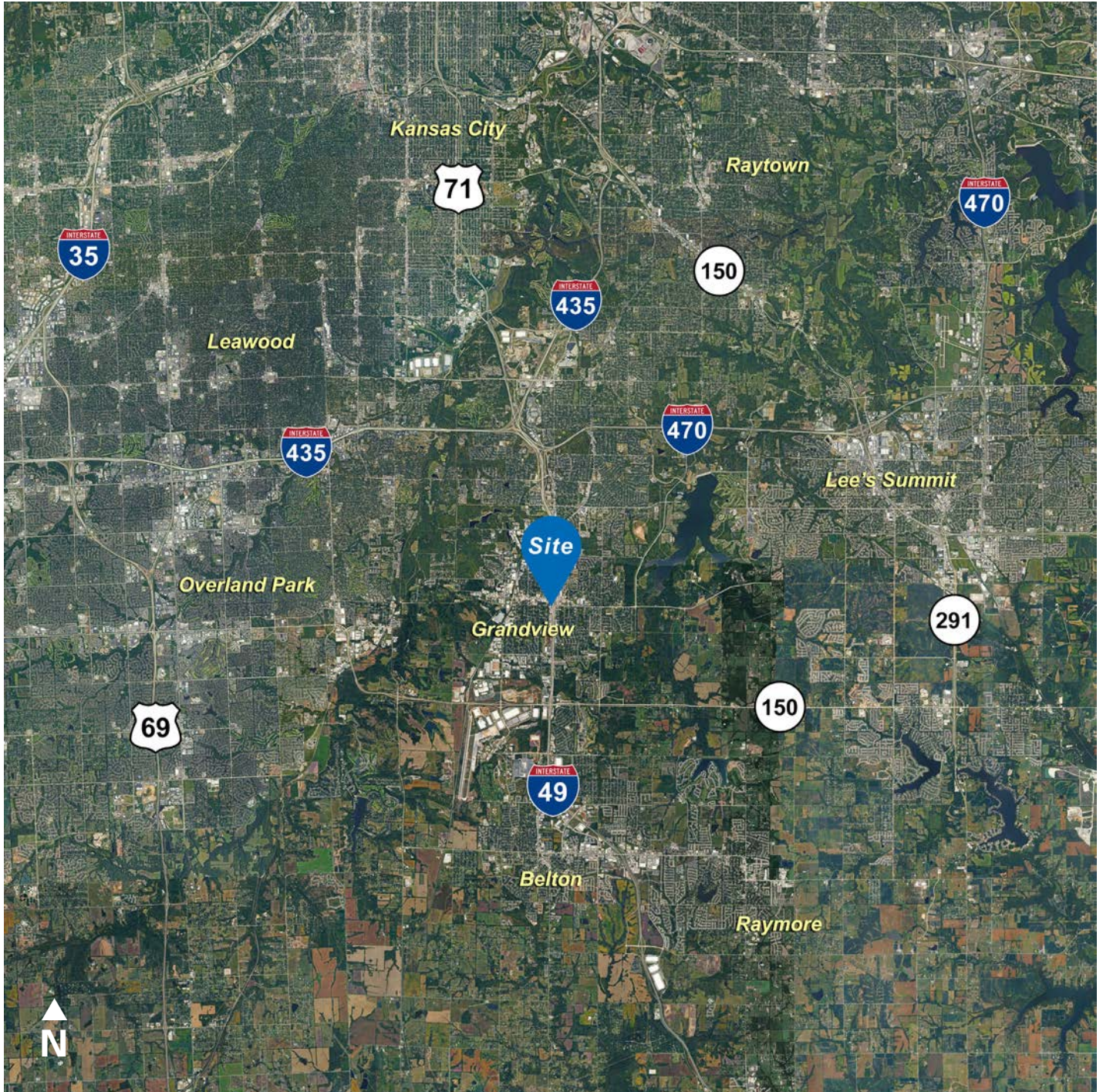
nmrkzimmer.com



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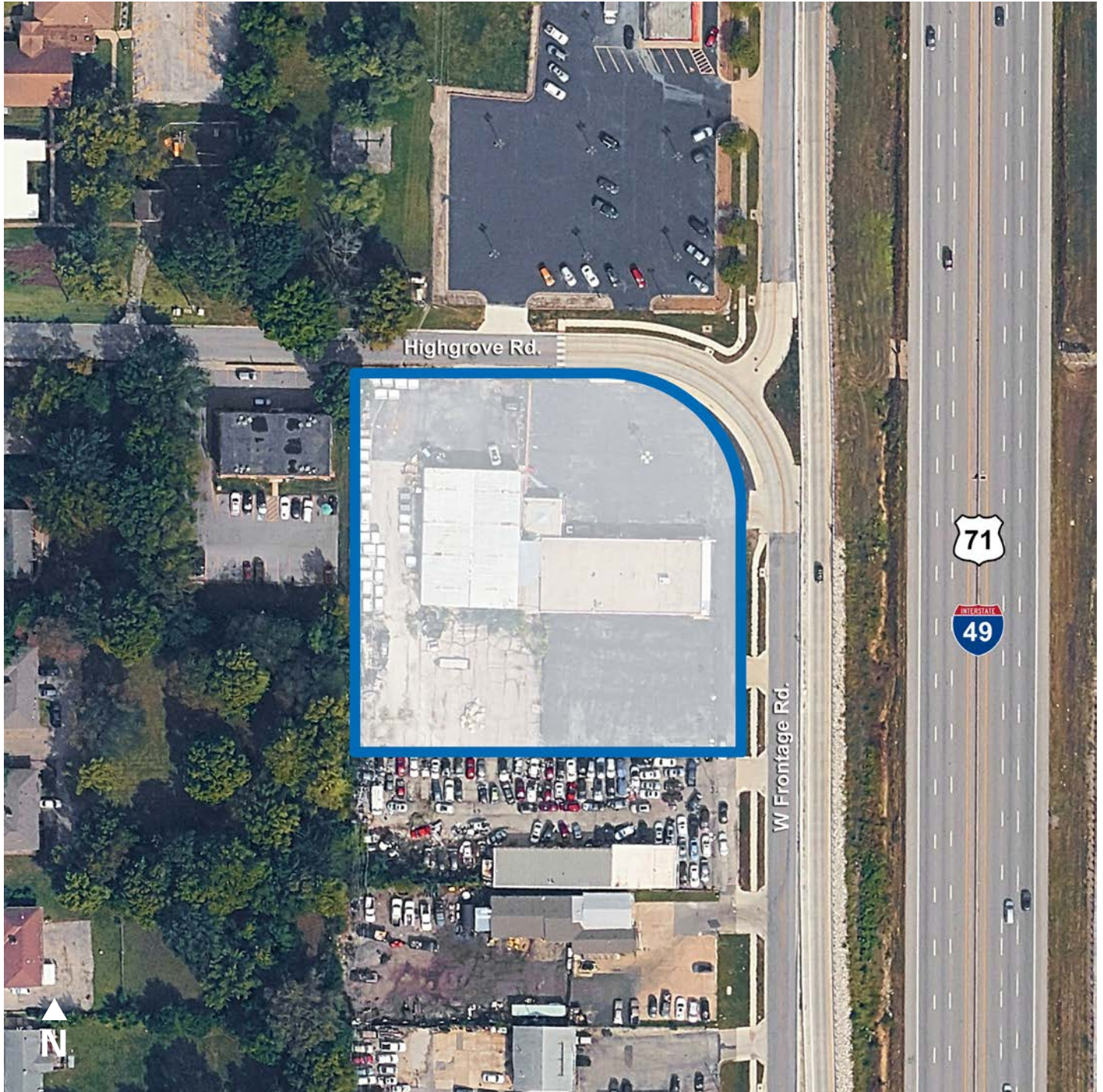
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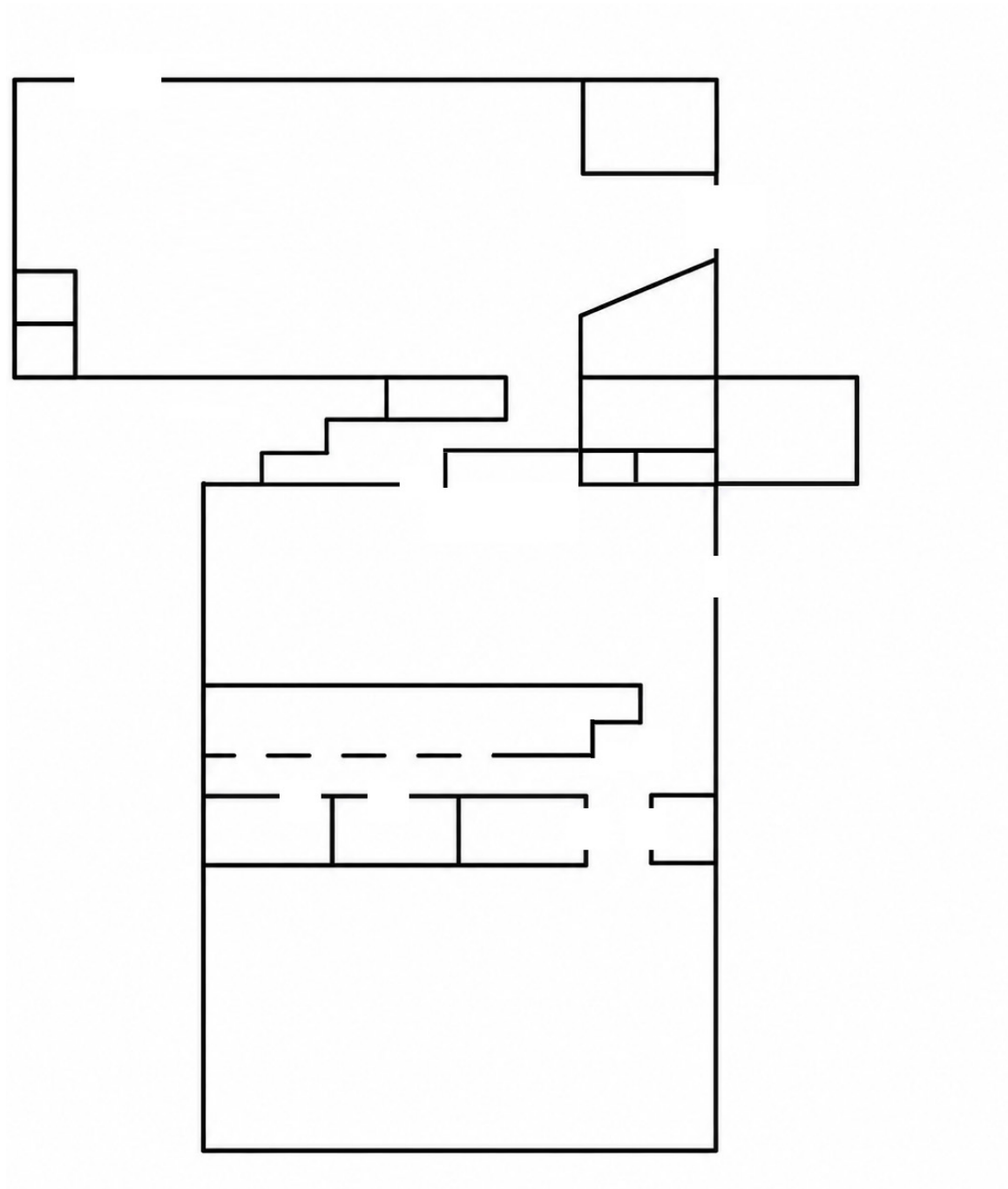
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Floor Plan



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