



# OPES COMMERCIAL REAL ESTATE



301 HIGHGROVE RD SUITE A  
GRANDVIEW, MO 64030

## FOR LEASE

SUITE A

\$4.25 PSF + NNN \$2.34

43,632 +/- SF AVAILABLE

NATHAN PRATHER | PARTNER

816-268-4483

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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

## SUITE A FEATURES:

- SPACE AVAILABLE: 43,632 SF
- OFFICE AREA: 2,436 +/- SF
- CLEAR HEIGHT: 15'
- 5 DOCK-HIGH DOORS - 4 DOCKS (8'X10'), 1 PLATFORM DOCK (12'X12')
- 1 DRIVE IN DOOR (8'X10')
- MINUTES AWAY FROM I-49 AND HWY 435

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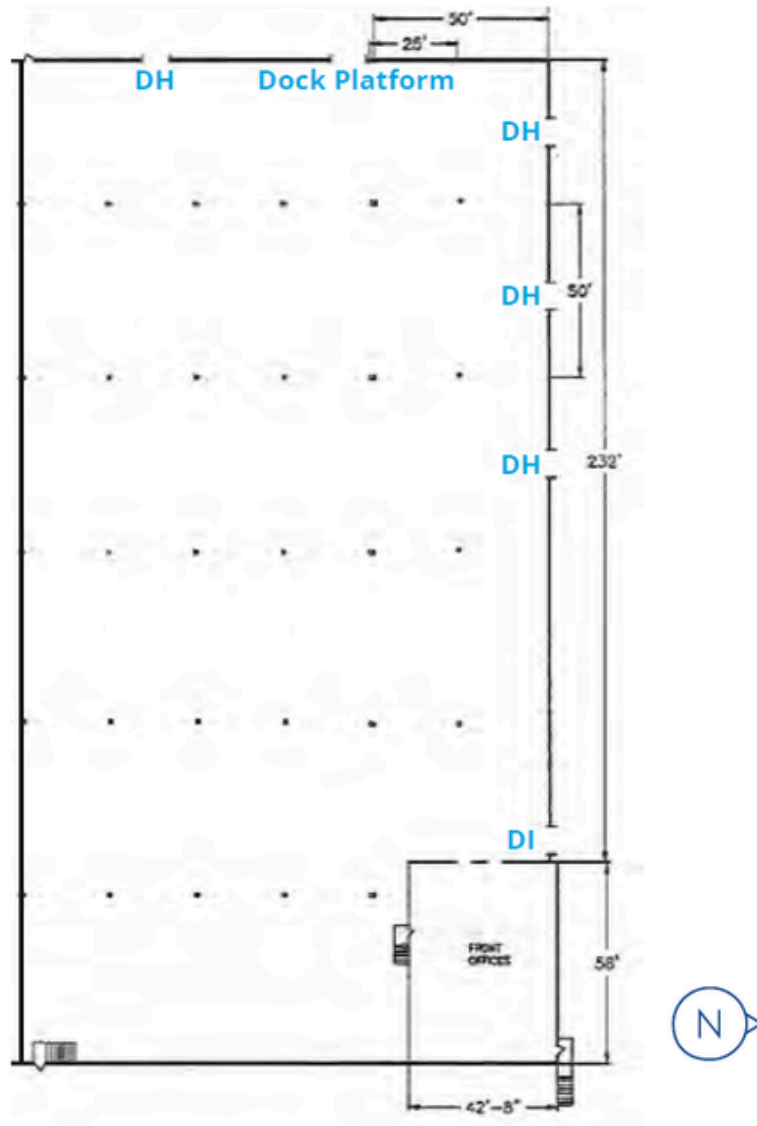
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FLOOR PLAN SUITE A



**WAREHOUSE SPACE AVAILABLE**  
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