



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 | PARTNER

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**

| 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 |

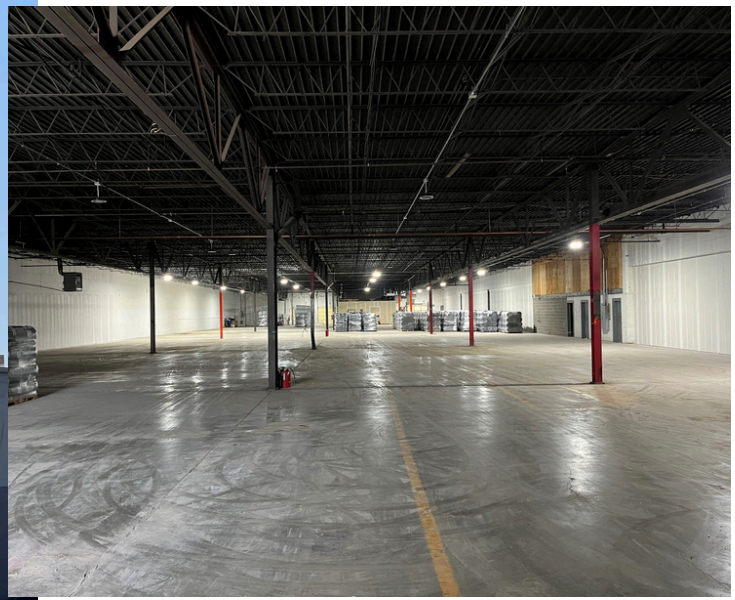
PROPERTY FEATURES:

- 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

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

301 HIGHGROVE RD
GRANDVIEW, MO 64030





301 HIGH GROVE RD
GRANDVIEW, MO 64030



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

