

4429 E. 139<sup>TH</sup> STREET  
GRANDVIEW, MISSOURI 64030

INDUSTRIAL BUILDING FOR SALE OR LEASE

90,787± SF ON 4.03± ACRES



GREAT MANUFACTURING FACILITY

## PROPERTY FEATURES

- Eight dock-high doors
- One drive-in loading door
- 16'6" – 20' clear height
- 1,200-amp | 3-phase electrical system
- Built in 1978, renovated in 2007 with newly-constructed additions
- Air lines throughout
- Wet fire sprinkler
- Located in Enhanced Enterprise Zone

## SPACE FEATURES

TOTAL SIZE	90,787± SF with 6,982± SF of office space – on 4.03± acres of land
LEASE RATE	\$2.75 PSF, NNN
SALE PRICE	\$2,950,000.00 (\$32.00 PSF)
TAXES (2017)	\$36,382.75



For more information, please contact:

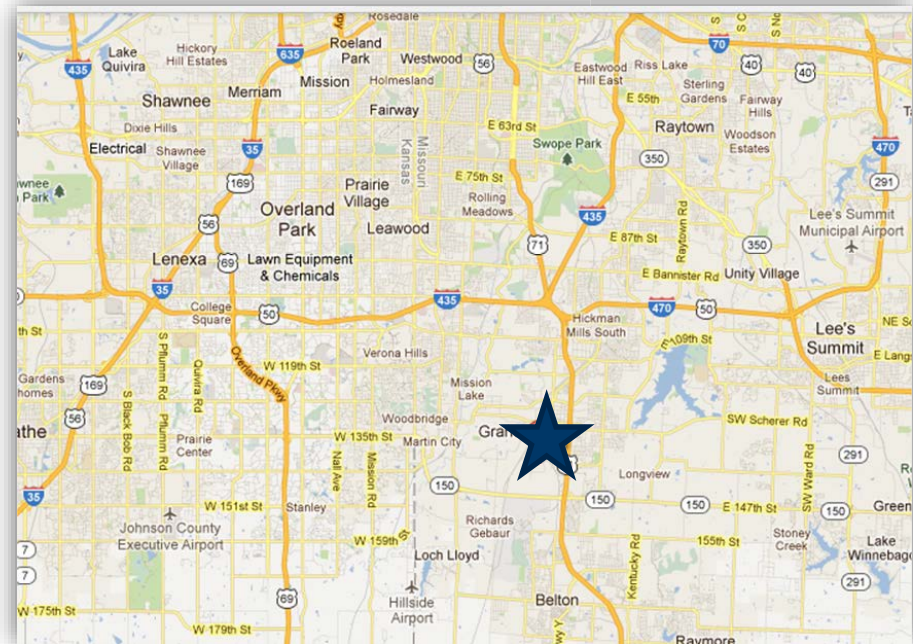
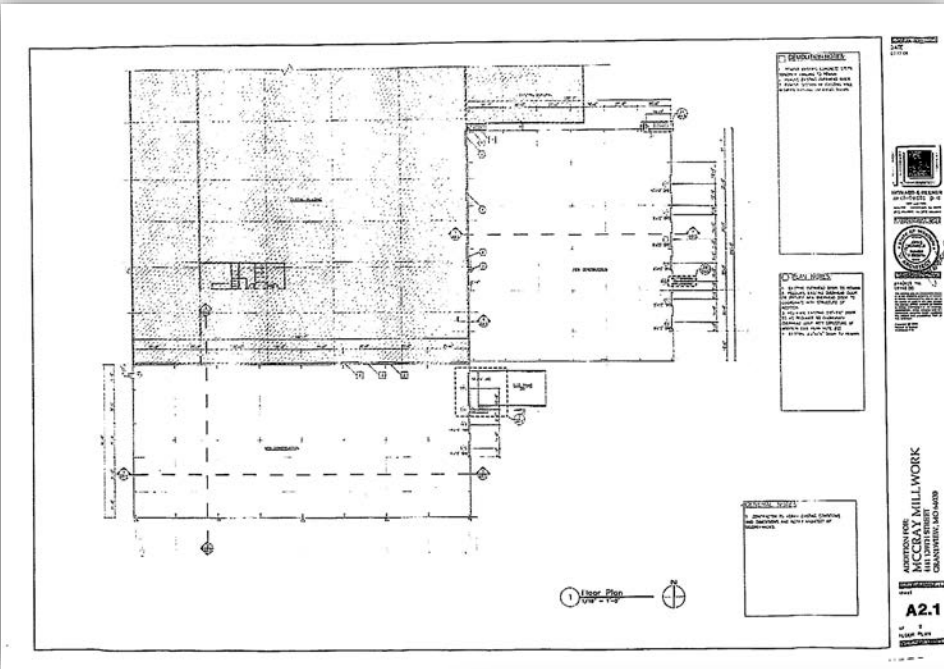
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## Industrial Building for Sale or Lease



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