## 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     | \$2,550,000 (\$28.09 PSF)  |
| TAXES (2017)   | \$36,382.75  |



For more information, please contact:

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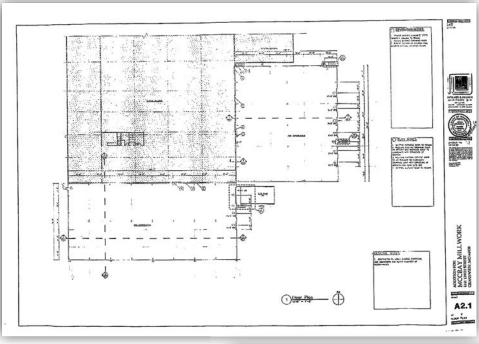
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