

WAREHOUSE WITH OFFICE SPACE

12900 Second

Grandview, Missouri 64030

FOR SALE OR LEASE



Woodson Partners, LLC
Real Estate Leasing, Management & Investment

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12900 SECOND STREET

LOCATION HIGHLIGHTS

- Specifications: **16,896 sf main building**
1,260 sf outbuilding
1,350 sf outbuilding
4.5 acres of fenced yard
Clear height: 18-22 feet
Dock doors and drive in doors—all buildings
Office space
- Zoned commercial in Jackson County, Missouri.
- Very close to prime interstates with easy access to US Highway 71, Interstate 470 and MO-150 Highway.
- Will lend itself well to a number of different types of businesses, including manufacturing companies or distribution businesses.

12900 SECOND STREET

AREA HIGHLIGHTS

- Grandview is becoming known as the metropolitan area's major warehouse and distribution gateway.
- Grandview occupies one of the most advantageous locations in the metropolitan Kansas City area. It is adjacent to the greatest confluence of vehicular traffic in the area, with quick access to two interstate highways and two, four-lane limited access routes.
- The city is located in the metropolitan area's inner ring of communities. That means residents can easily access jobs located throughout the Kansas City area. Equally important, the city's location enables its large and small employers to draw from a broad metropolitan labor market.
- Downtown Kansas City's Power and Light Entertainment district, and other destinations such as the Country Club Plaza, Union Station, professional sports at Kauffman and Arrowhead stadiums, Worlds and Oceans of Fun, the Kansas NASCAR Speedway are all within thirty miles of Grandview.
- Grandview's easy access to such attractions provide an enviable quality of life for local residents.
- Grandview is home to nine private schools, one public school and fifteen minutes from eight respected universities.
- Whatever your preference for education, Grandview offers a wide variety of excellent choices.

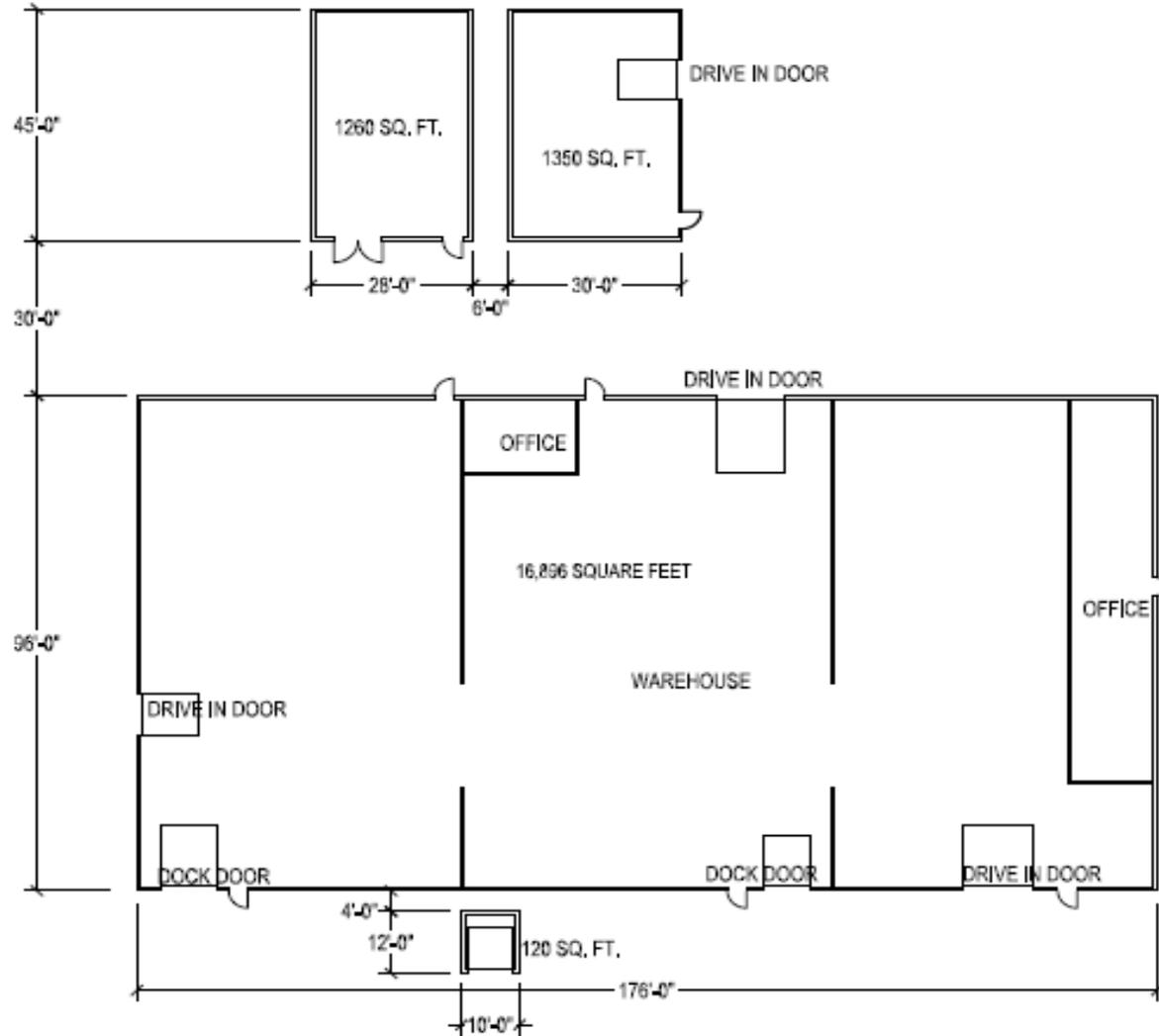
12900 SECOND STREET

DEMOGRAPHICS

2010 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	7,327	41,068	103,026
Average Household Income	\$39,246	\$47,094	\$54,941
Average Age	36	36	37

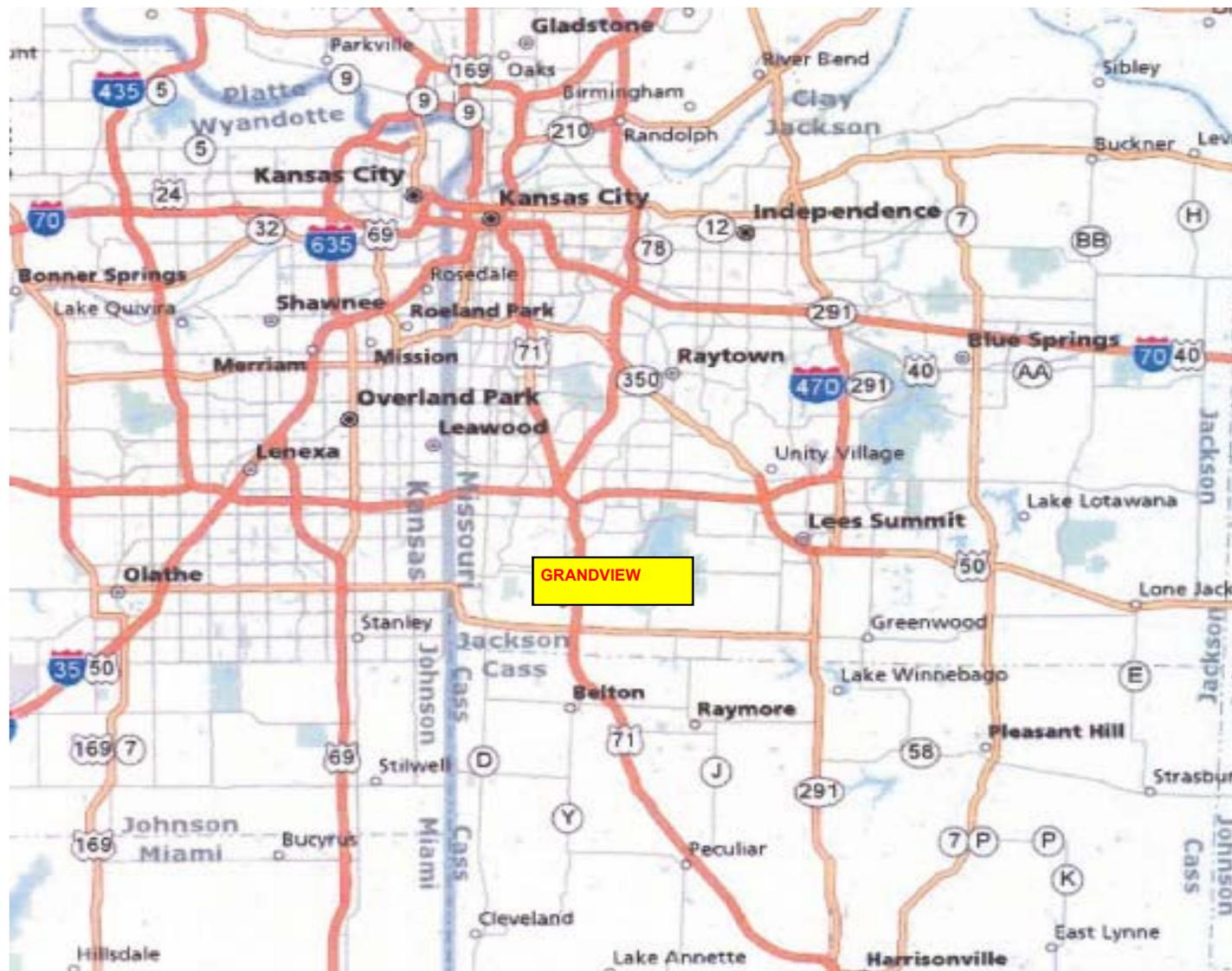
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FLOOR PLAN



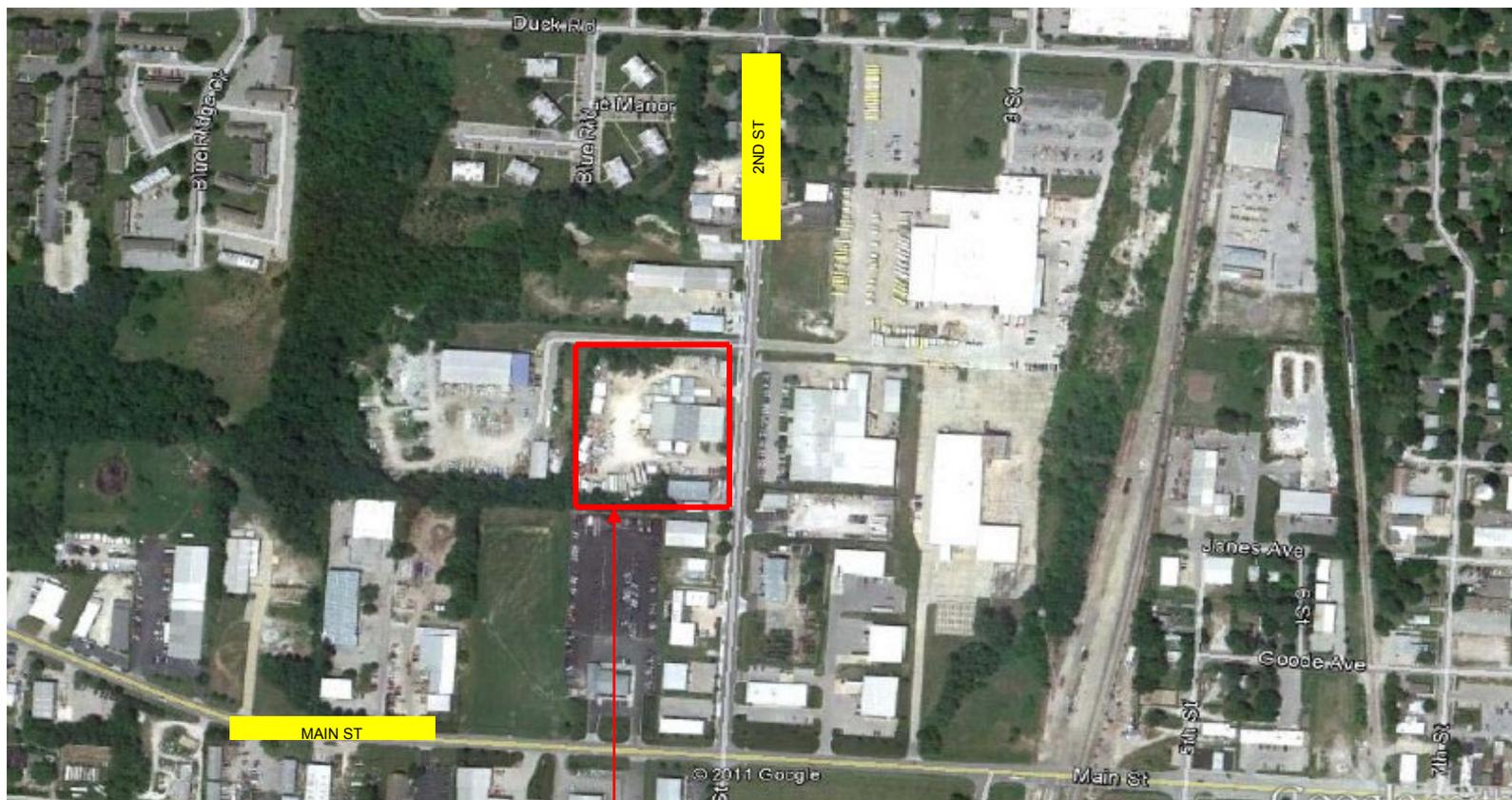
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CITY VIEW



12900 SECOND STREET

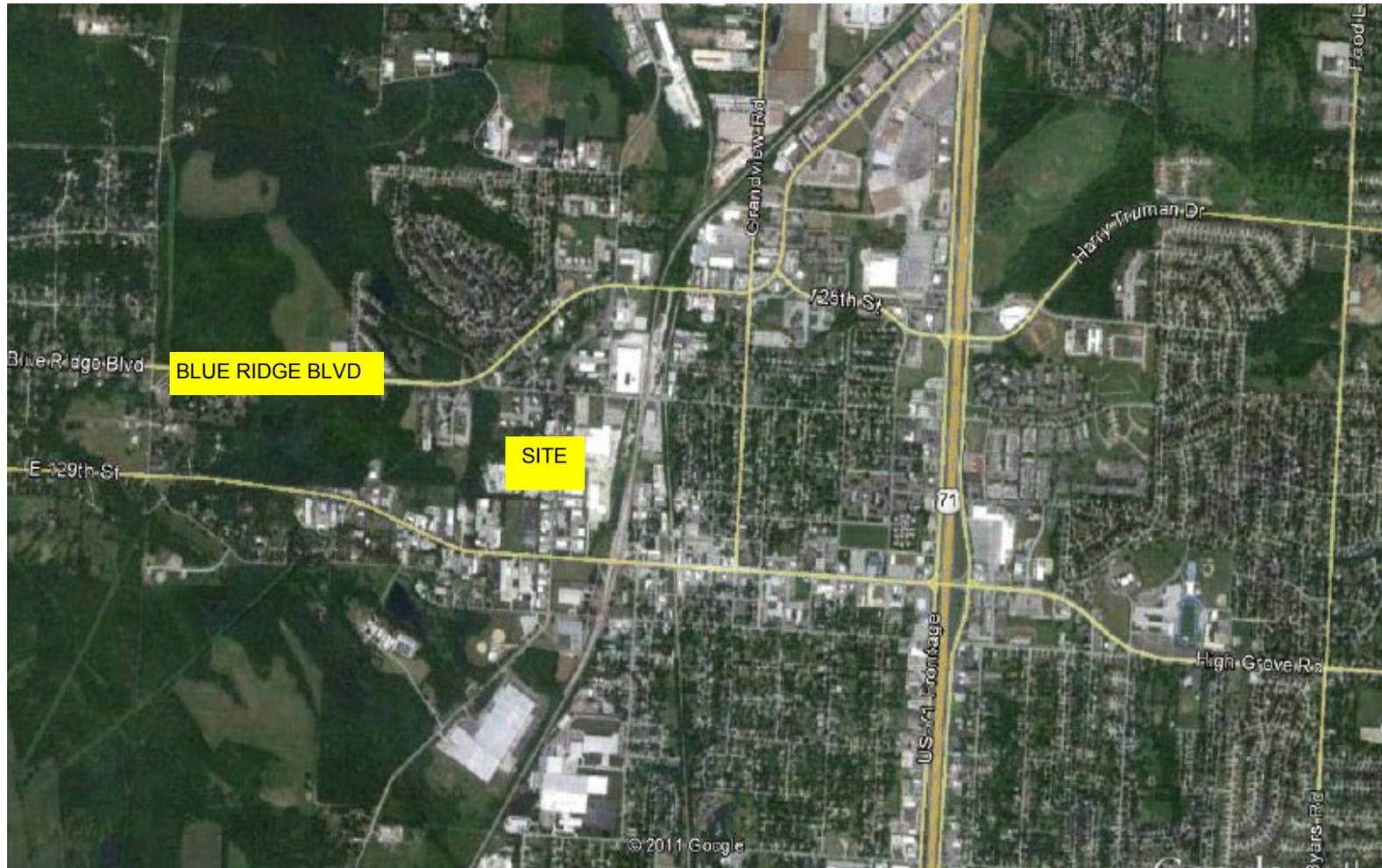
AERIAL VIEW



SITE

12900 SECOND STREET

AERIAL VIEW



12900 SECOND STREET

STREET VIEW

