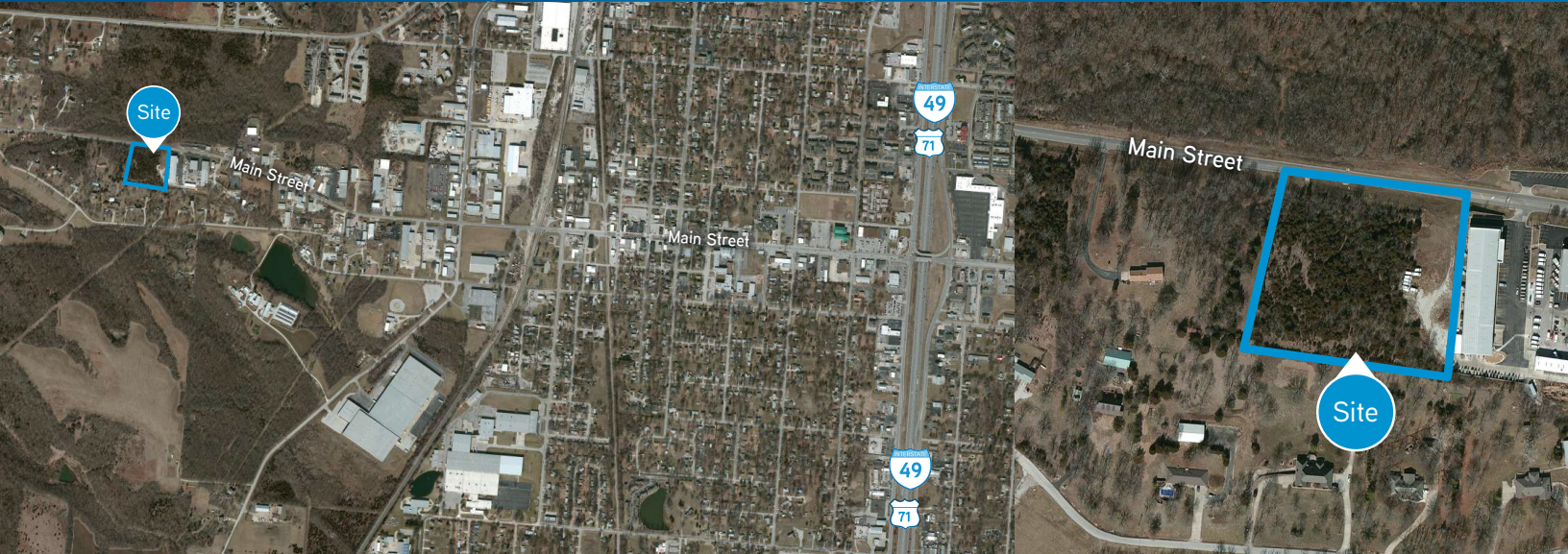


FOR SALE › INDUSTRIAL LAND



# 3201 Main Street

GRANDVIEW, MO



## Property Highlights

- › 4.32± acres
- › Zoned I-1 industrial
- › All utilities to site
- › 460' of frontage on Main Street
- › Excellent access to I-49 (formerly US 71-Highway)
- › No city earnings tax
- › Sale price: \$520,000

## Contact Us

AGENT: DOUG HEDRICK SIOB, CCIM  
+1 816 556 1136  
KANSAS CITY, MO  
[doug.hedrick@colliers.com](mailto:doug.hedrick@colliers.com)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2010. All rights reserved.

**COLLIERS INTERNATIONAL**  
4520 Main Street, Suite 1000  
Kansas City, MO 64111  
[www.colliers.com](http://www.colliers.com)