

## FOR LEASE OR SALE



### HIGHLIGHTS

- First Floor Space Available: 2,477 SF & 1,500 SF
- Newer Construction, Built in 2008
- Situated on .55 Acres
- Good Parking Ratio
- Located off Highway 109

For more information contact :

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**17013 New College Ave.**  
Grover, MO 63040

Size: +/- 10,604 SF

Type: Office

### Lease Rate

**\$15.00/SF MFS**

**\$10.00/SF MFS for  
warehouse space**

### Sale Price

**\$975,000**