

**For Lease | 520 NW 7 Hwy, Blue Springs, MO 64014 | 2,500 - 7,500 SF
Standalone 7,500 SF Retail Building | \$12.00 PSF + \$5.34 NNN**



**Building Signage Available
Near I-70 & 7 Hwy**

**Wide Open Retail Showroom with Large Picture Windows
Divisible to 2,500 SF - Private Restrooms in Each Suite
Former Mattress Store**

2 Private Restrooms + Storage Room

Tenant Handles Self-Performing CAM - Snow, Lawn, Trash & All Utilities

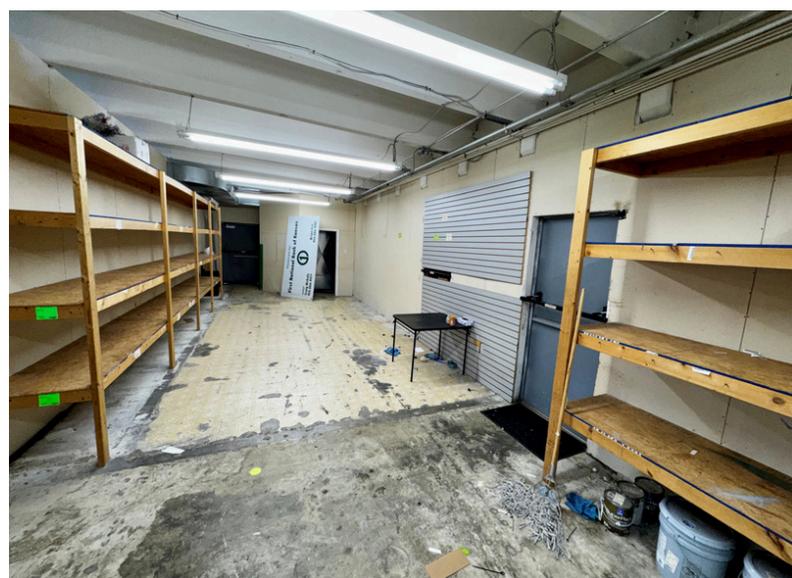
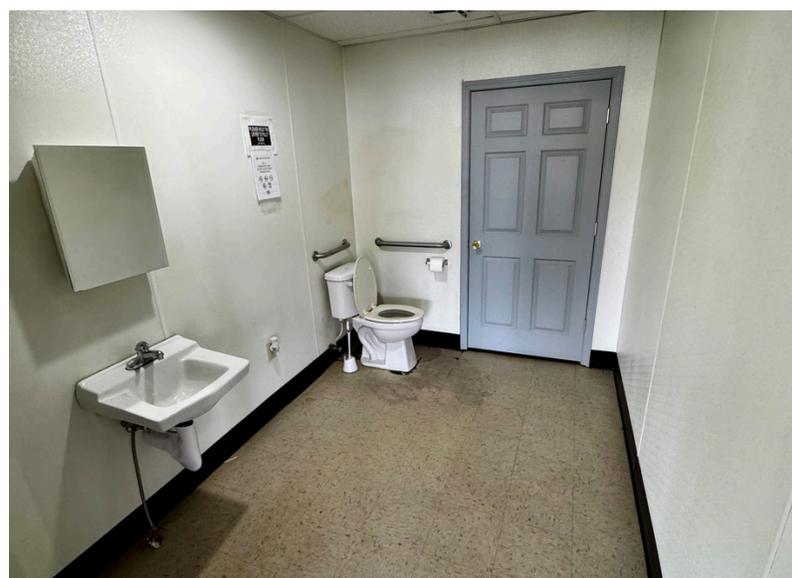
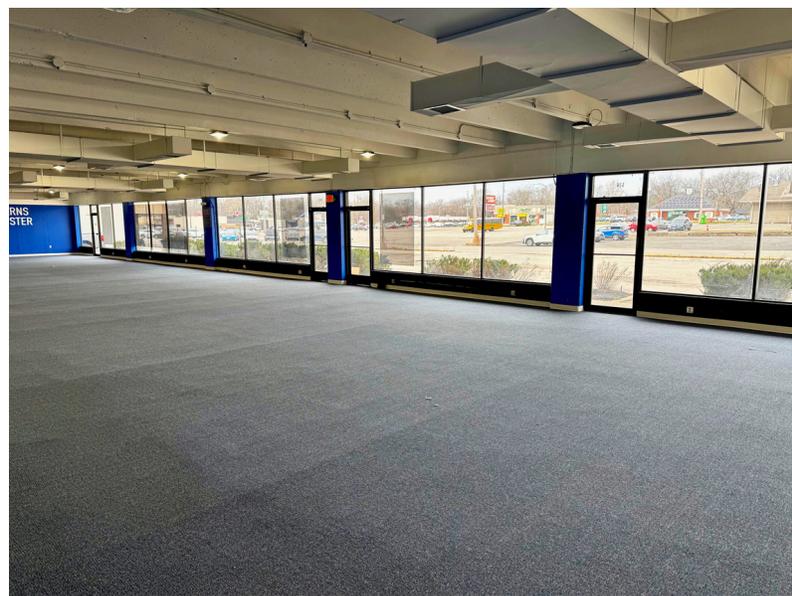
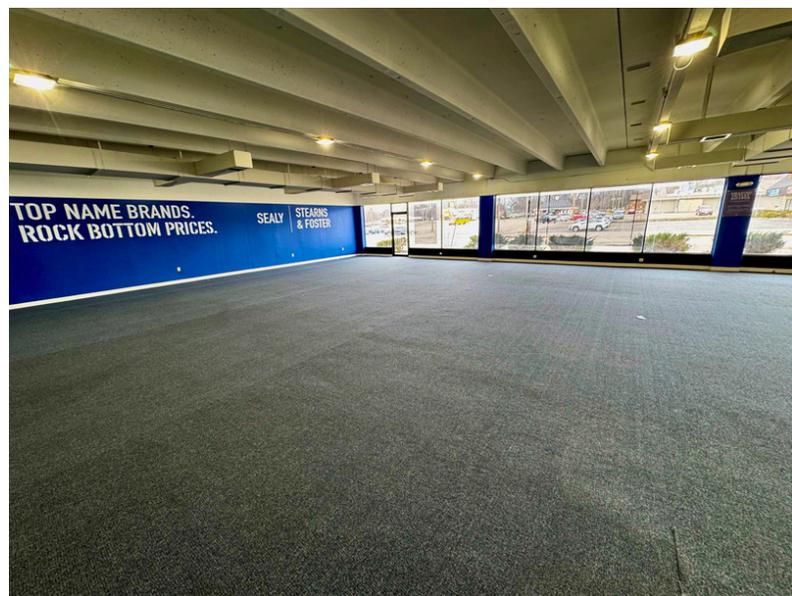


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Excellent Location Near Hard Corner on 7-Highway in Blue Springs



I-70	0.5 Miles
40-Hwy	1 Mile



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