



9668 - 9680 Marion Ridge Dr
Kansas City, MO

For more information:

Evan Calkins

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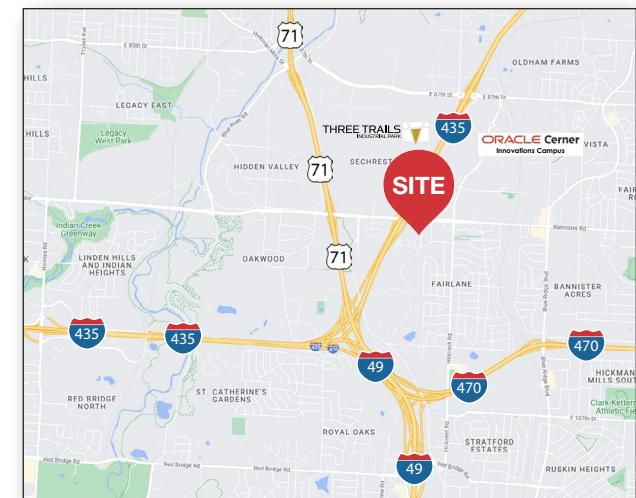
Joe O'Neill, CCIM

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Property Info

- Modern, single-story flex/warehouse buildings in gated business park environment with recently renovated office
- Convenient access to Interstate 435, Interstate 470 and 71 Highway
- **Suite 9678:**
± 2,481 SF
Drive-in loading available
\$2,470.66 per month gross Plus CAM
- **Suite 9670:**
± 3,939 SF
100% warehouse with a restroom, no office
Drive-in loading
\$2,609.59 per month gross Plus CAM

* CAM - Common Area Maintenance includes items such as snow removal, lawn care, water, sewer, exterior lighting and property management.



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4400 College Boulevard Suite 170

Overland Park, Kansas 66211

913 362 1000

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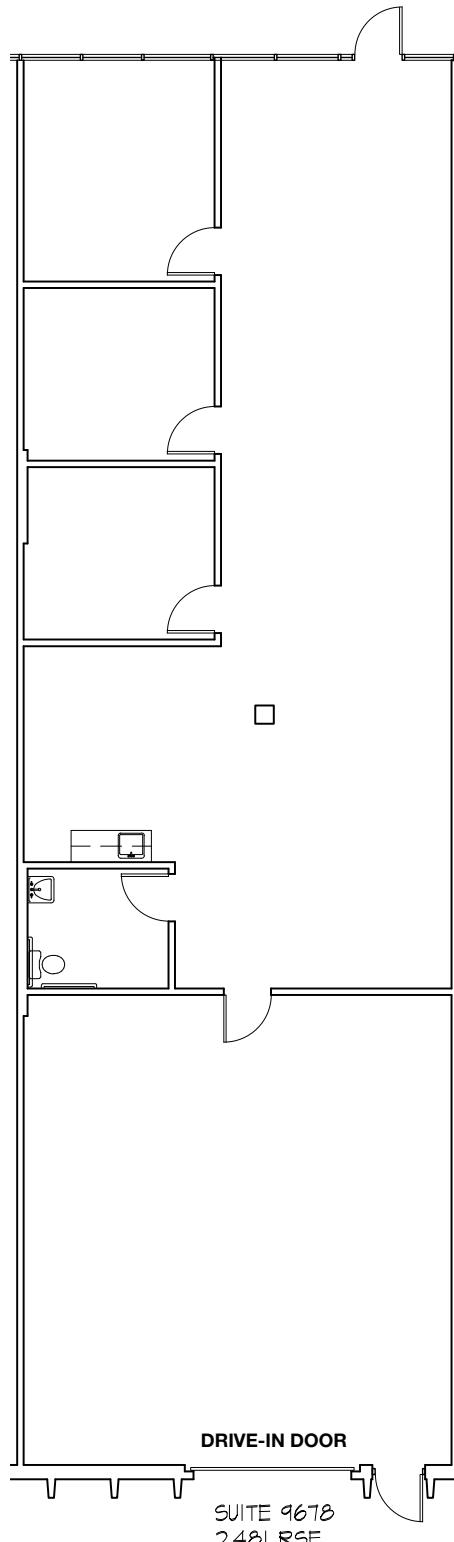
For Lease

Flex/Warehouse Space

Marion Ridge Dr, Kansas City, MO

Suite 9678:

EXISTING FLOOR PLAN



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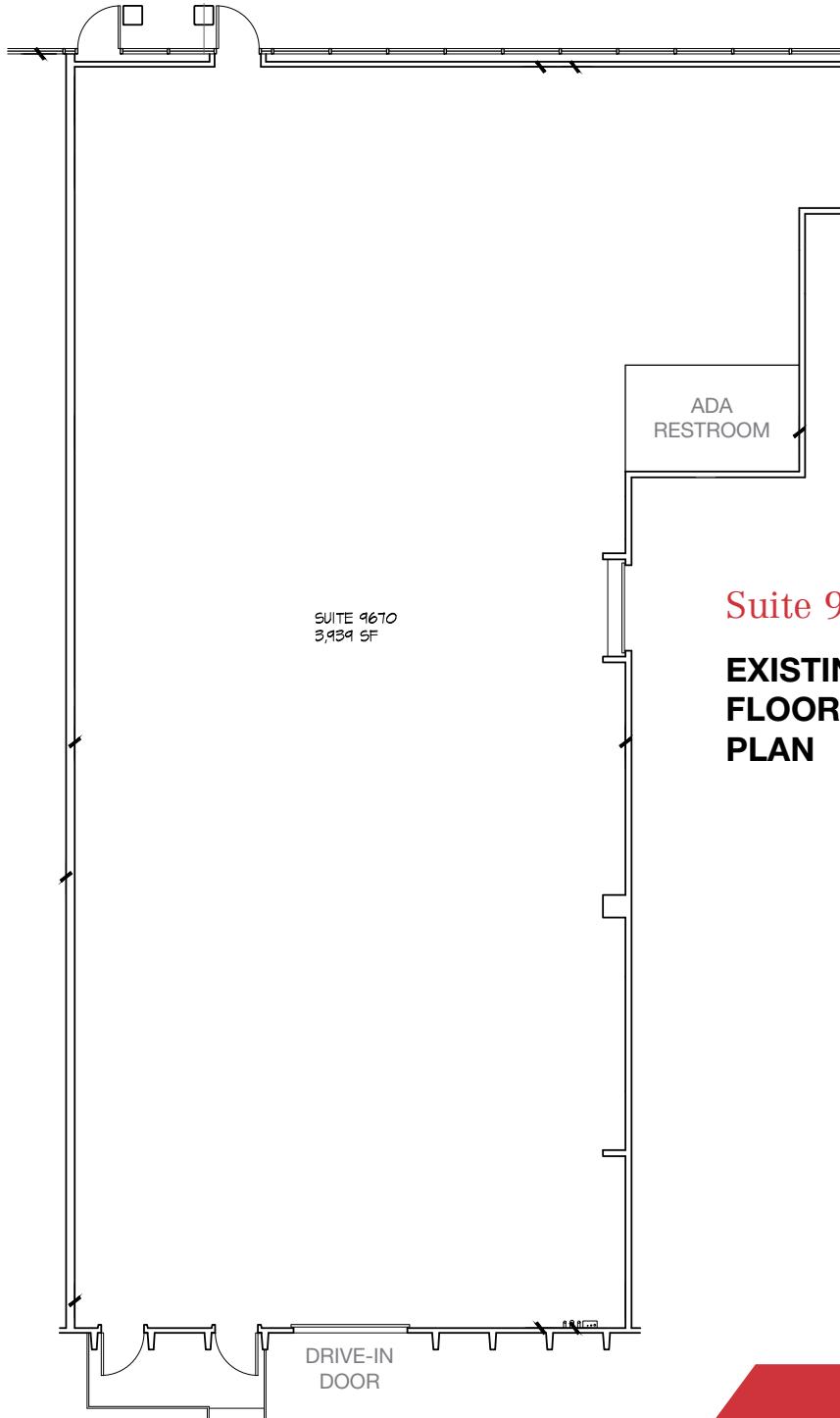
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