

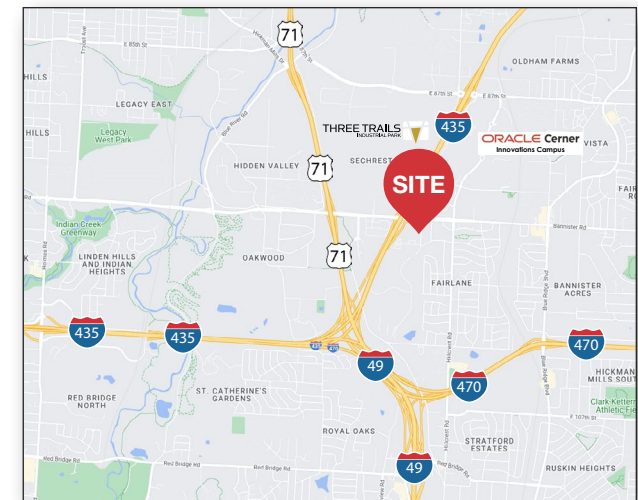


9668 - 9680 Marion Ridge Dr
Kansas City, MO

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.



For more information:

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4400 College Boulevard Suite 170
Overland Park, Kansas 66211
913 362 1000

nai-heartland.com

For Lease

Flex/Warehouse Space

Marion Ridge Dr, Kansas City, MO

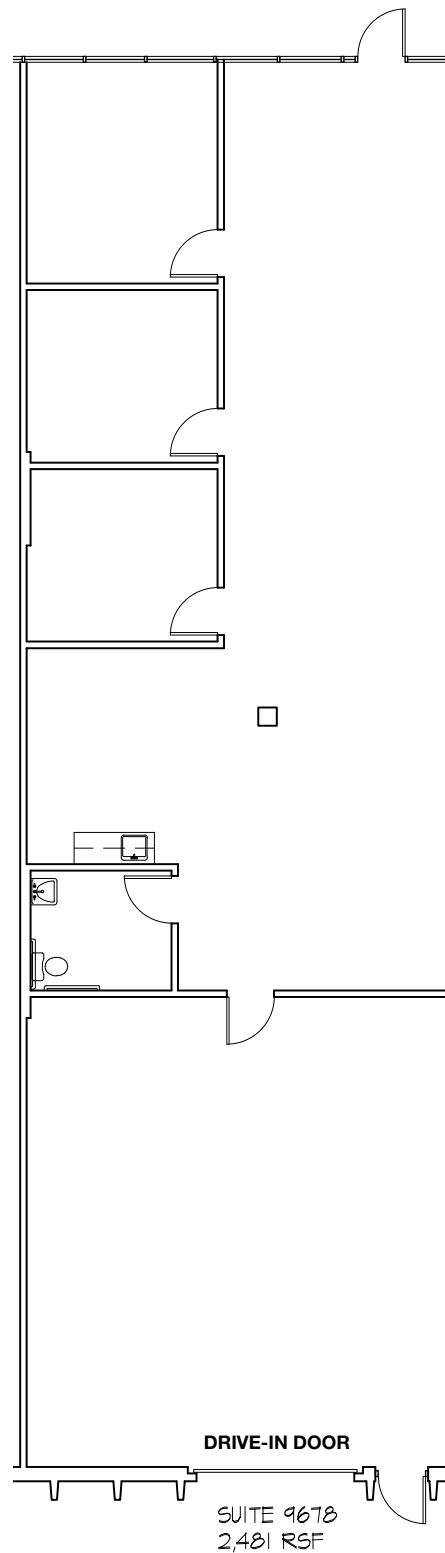
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Suite 9678:

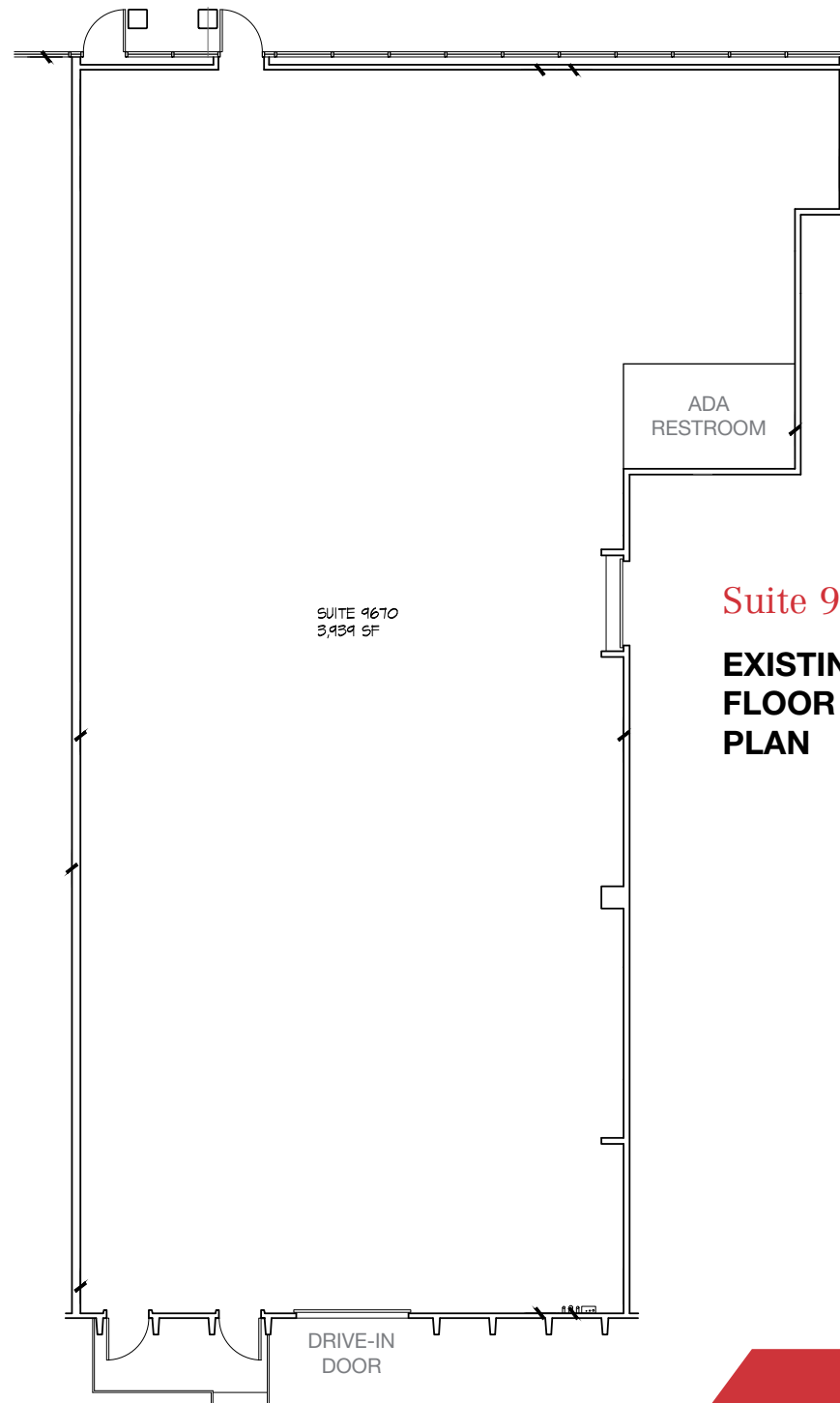
EXISTING FLOOR PLAN

4400 College Boulevard Suite 170
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For Lease

Flex/Warehouse Space

Marion Ridge Dr, Kansas City, MO



Suite 9670:

**EXISTING
FLOOR
PLAN**

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THREE TRAILS
INDUSTRIAL PARK



INTERSTATE
435

ORACLE Cerner
Innovations Campus

KCFD



KCMO Police
Headquarters

E Bannister Rd

ORACLE Cerner
Realizations Campus

Hickman Mills Dr

INTERSTATE
435

INTERSTATE
470

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