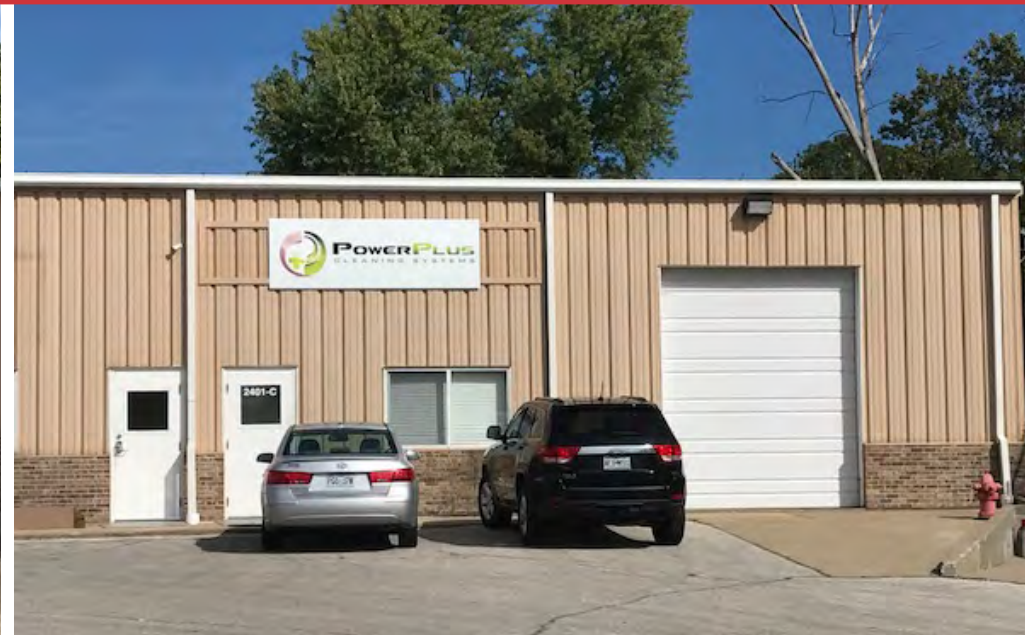




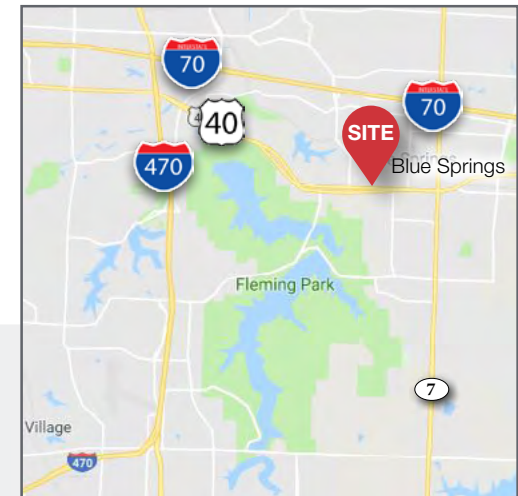
2401-B & 2309-A W 40 HWY
Blue Springs, MO



Property Features

- 8 minutes east of I-470
- 6 minutes south of I-70
- Monument sign visibility on 40-Hwy

For more information: **Joe O'Neill, CCIM**
+1 913 890 2010
joe@nai-heartland.com



1 2401-B W 40 Hwy

- ± 2,000 SF Available (approx. 384 SF office)
- 10'x10' Drive-in door
- Lease Rate: \$1,625.00 per month Plus CAM

2 2309-A W 40 Hwy

- ± 2,000 SF Available (approx. 400 SF office)
- 10'x10' Drive-in door
- Floor drains
- Lease Rate: \$1,625.00 per month Plus CAM

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Aerial

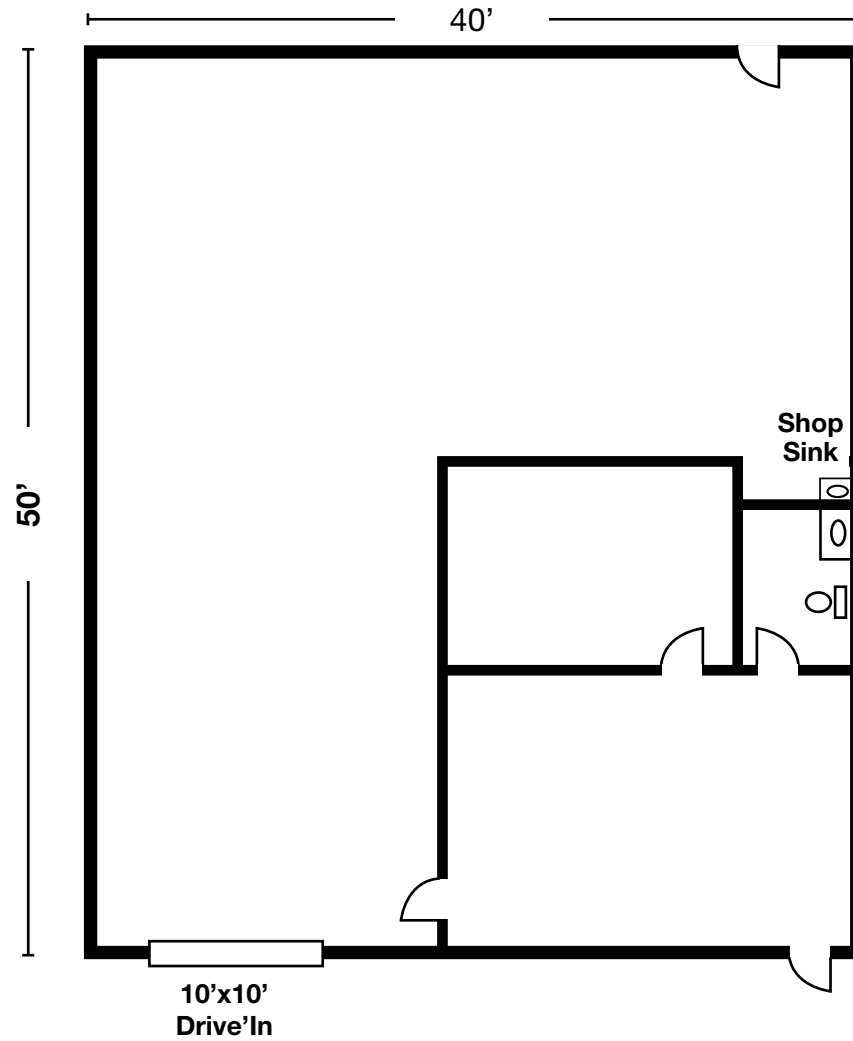
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Floor Plan

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2401-B



2309-A

