

**4609 S Norfleet Rd, Independence, MO 64055**

**For Sale | \$595,000 | 8,000 SF Building | ½ Acre Parcel**

**For Lease | 8,000 SF Available | \$8.00 PSF G.I. Rental Rate**



4,000 SF Office/Retail + 4,000 SF Warehouse with Small Office, Break Room, Bathroom  
Drive-In Basement has (2) D.I. Doors (10' x 8')

1/5 Acre Fenced & Gated Parking Lot (65' x 125')

Cinderblock & Concrete Construction with Brick Facade | No Load-Bearing Walls

Each Floor Separate Gas & Electric - 1 Water Meter for Building

Roof is 13 Years Old, Tar & Gravel | Large HVAC Unit 7 Years Old

Tenant Pays CAM, All Utilities, HVAC, Trash, Snow, Lawn, Alley Maintenance, & Other Expenses



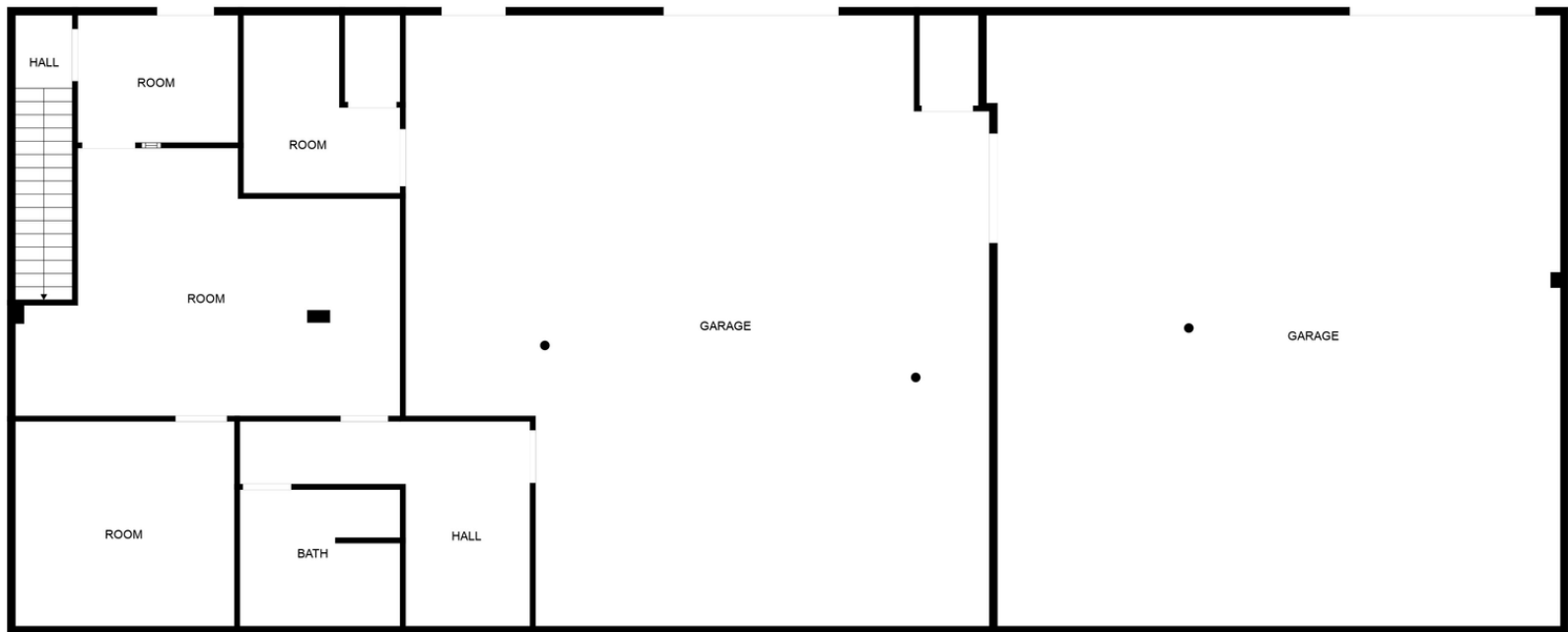
**Josh Haith**  
**Josh@Haith.com**  
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**Jake LaFevers**  
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Drive-In Basement



1<sup>st</sup> Floor Office



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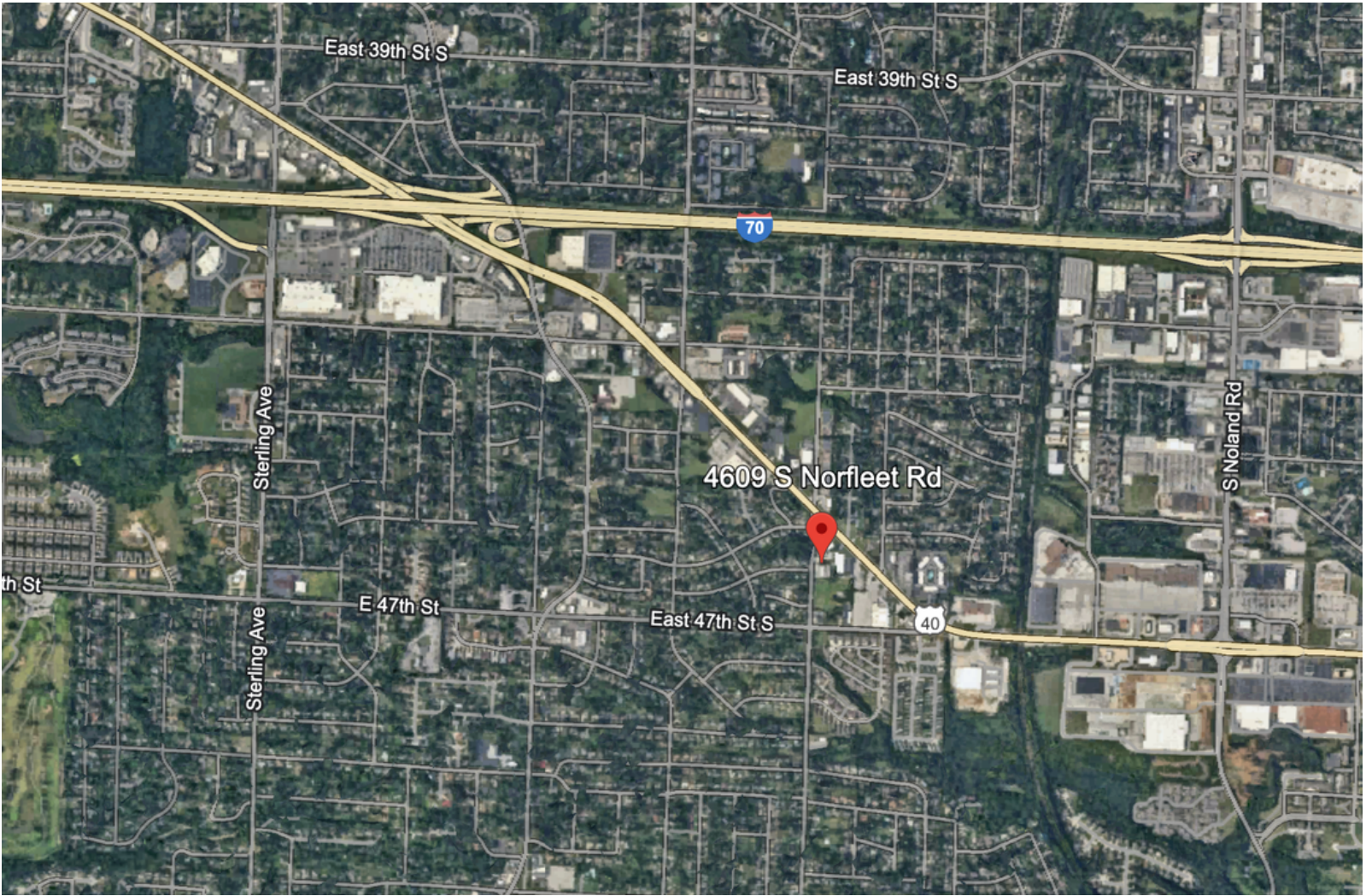


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**Easy Access to I-70 & 40 Hwy**

|                         |                  |
|-------------------------|------------------|
| <b>I-70</b>             | <b>0.9 Miles</b> |
| <b>I-435 (Stadiums)</b> | <b>3.5 Miles</b> |
| <b>I-470</b>            | <b>4.0 Miles</b> |

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