

# Flex Space for Lease on Noland Road 1600 S. Noland Road Independence, MO



## 3,600 SF Available with Drive-In Door



### Property Details

Rents Start \$8.00 / SF + \$2.75 / SF NNN

10' x 10' Drive-In Doors

Office, Reception, Restrooms

12' Clear Height

HVAC in Office & Warehouse

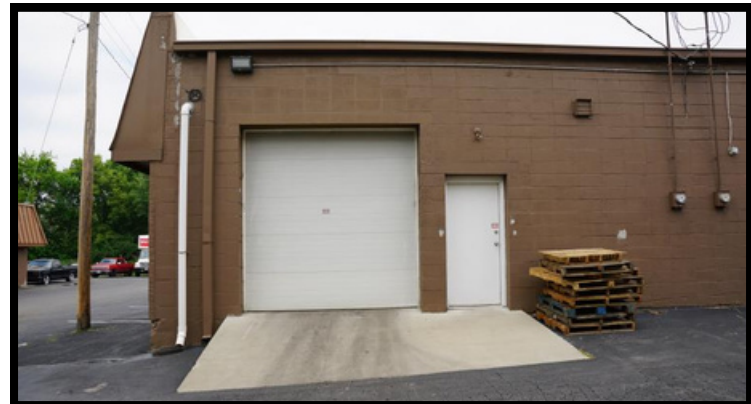
Forklift Accessible

3 Phase Power

1-Year Minimum

ACH Rent Payments via Yardi

Personal Guarantee Required



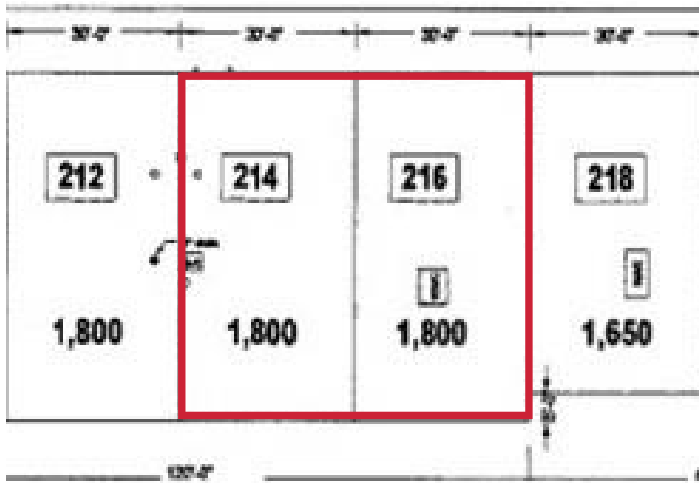
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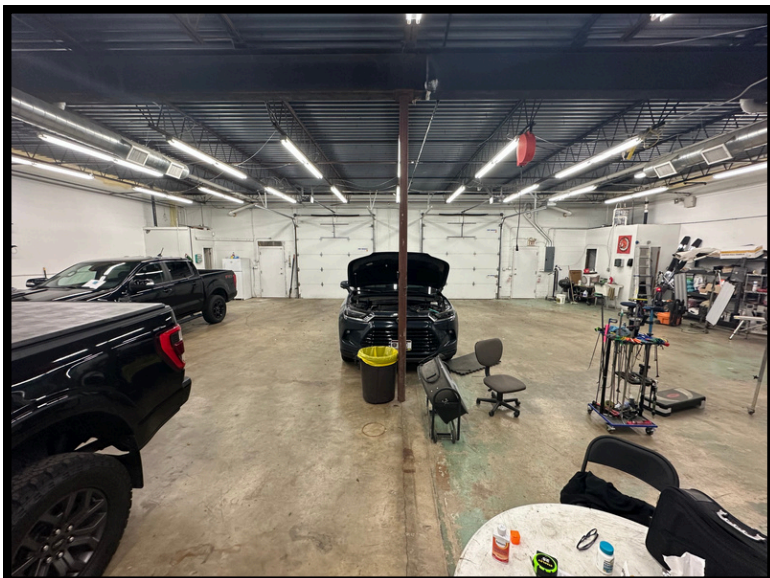
Suite 214-216 | 3,600 SF w/ 2 Small Offices

Reception, 2 Drive-In Doors, 3 Restrooms



### Suite 214-216 Available March 1st

- 3,600 SF Flex/Office Suite
- (2) Small Private Offices
- (2) Drive-In Doors
- Waiting/Reception Area
- (3) Restrooms (2) in Warehouse and (1) Customer Restroom



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