

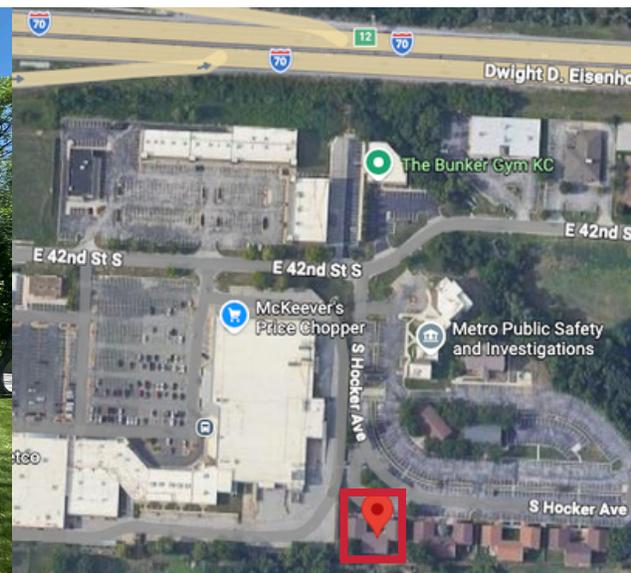
4212 S. Hocker Dr. Bldg. 8, Independence, MO 64055

For Sale | \$550,000

For Lease | 475 - 1,512 SF @ \$14 PSF + Utilities



- 10,080 SF, 2-Story Building
- Private Entrance into Each Suite
- TI Available for Credit Tenants
- First Floor: (5) Suites Available between 475 - 1,037 SF
- Second Floor: (5) Suites Available between 475 - 1,512 SF



Josh Haith  
Josh@Haith.com  
O: (913) 888-3456 x 7  
www.Haith.com



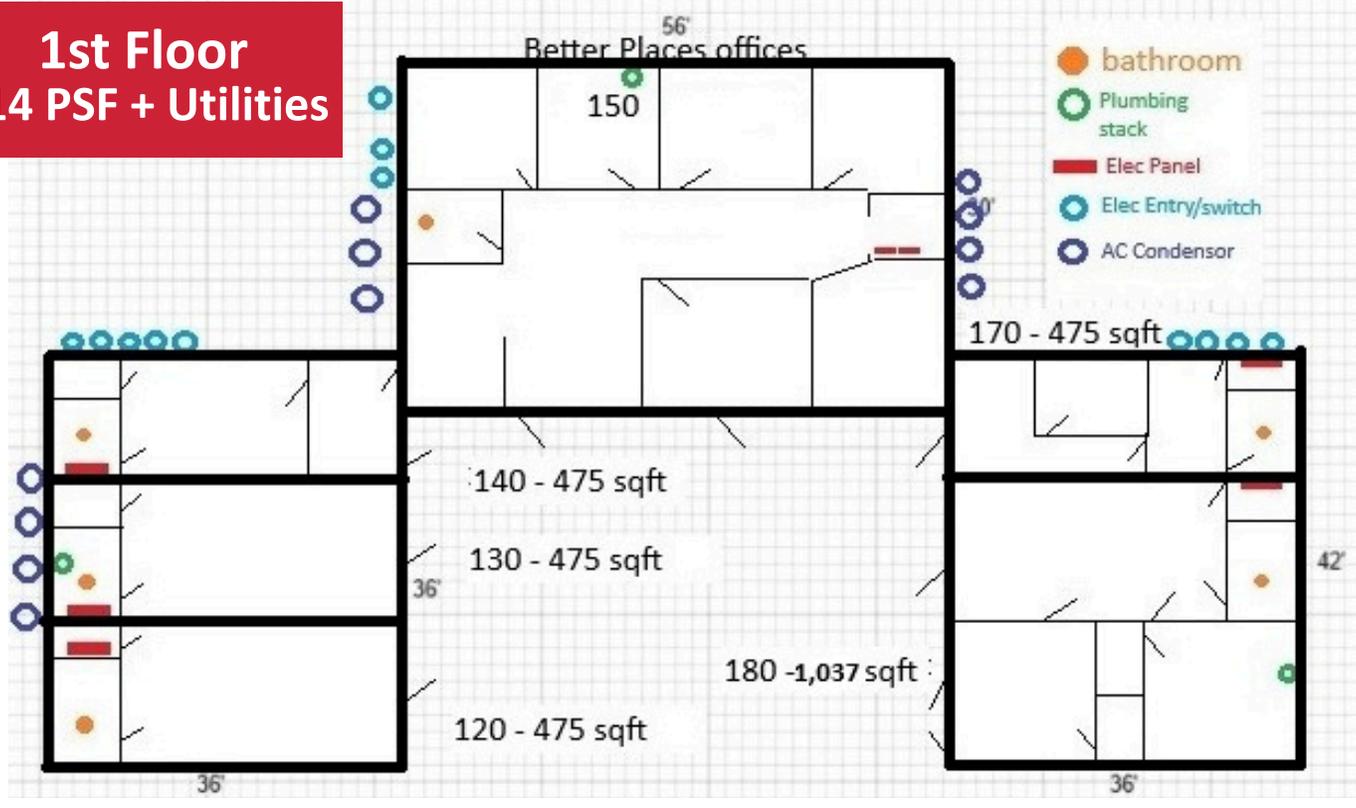
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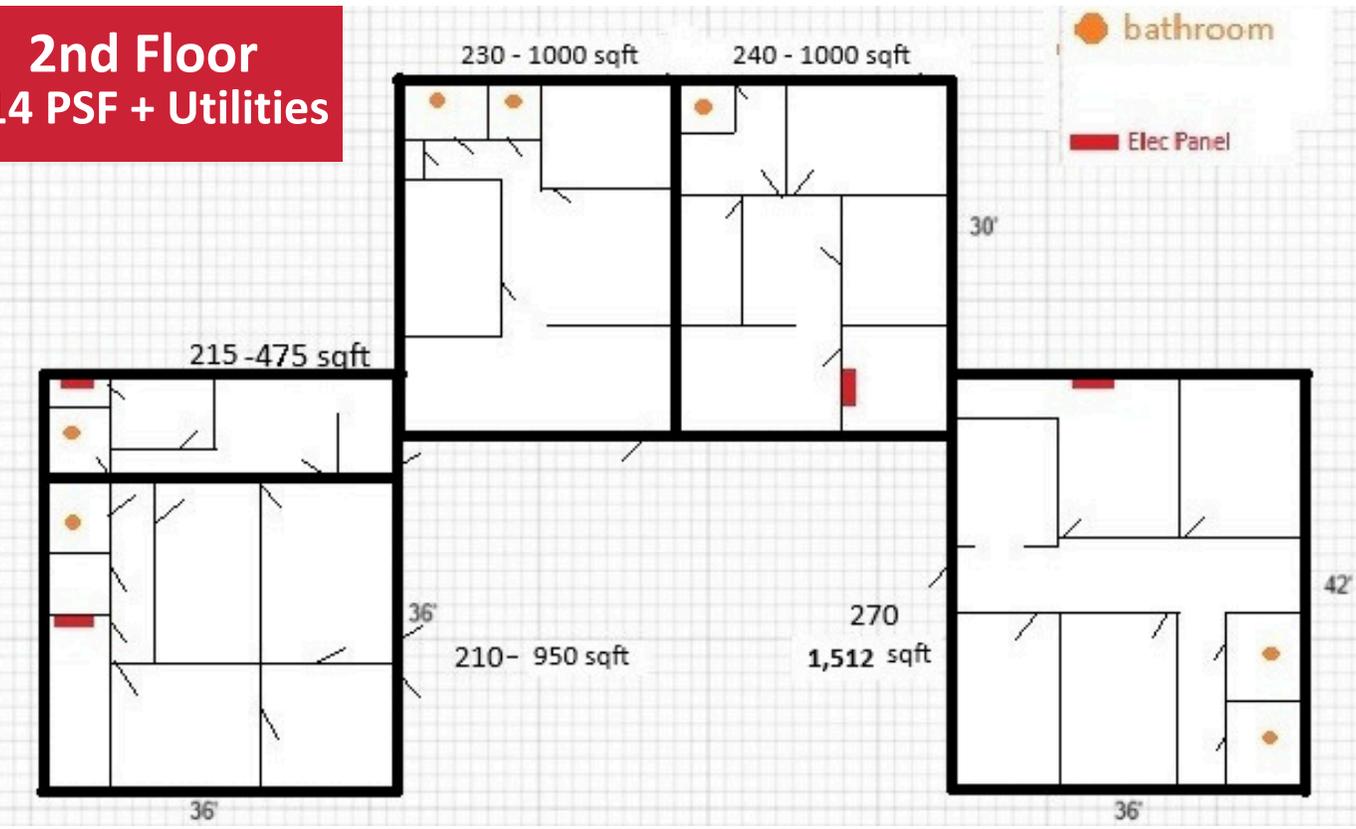
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**1st Floor**  
**\$14 PSF + Utilities**



**2nd Floor**  
**\$14 PSF + Utilities**



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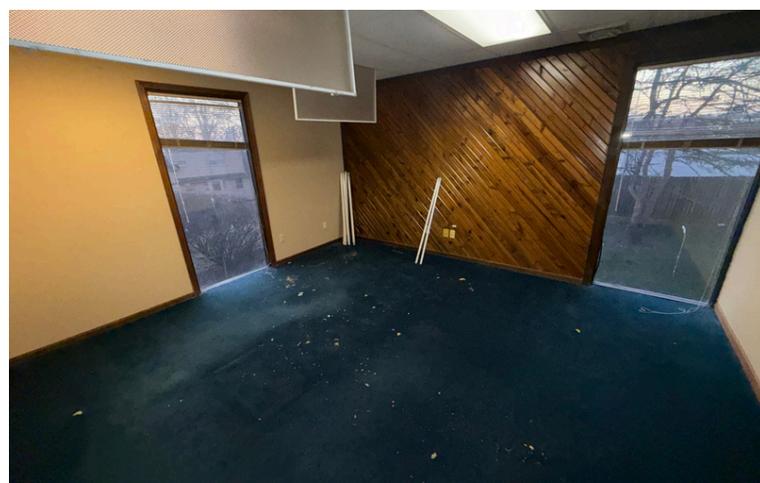


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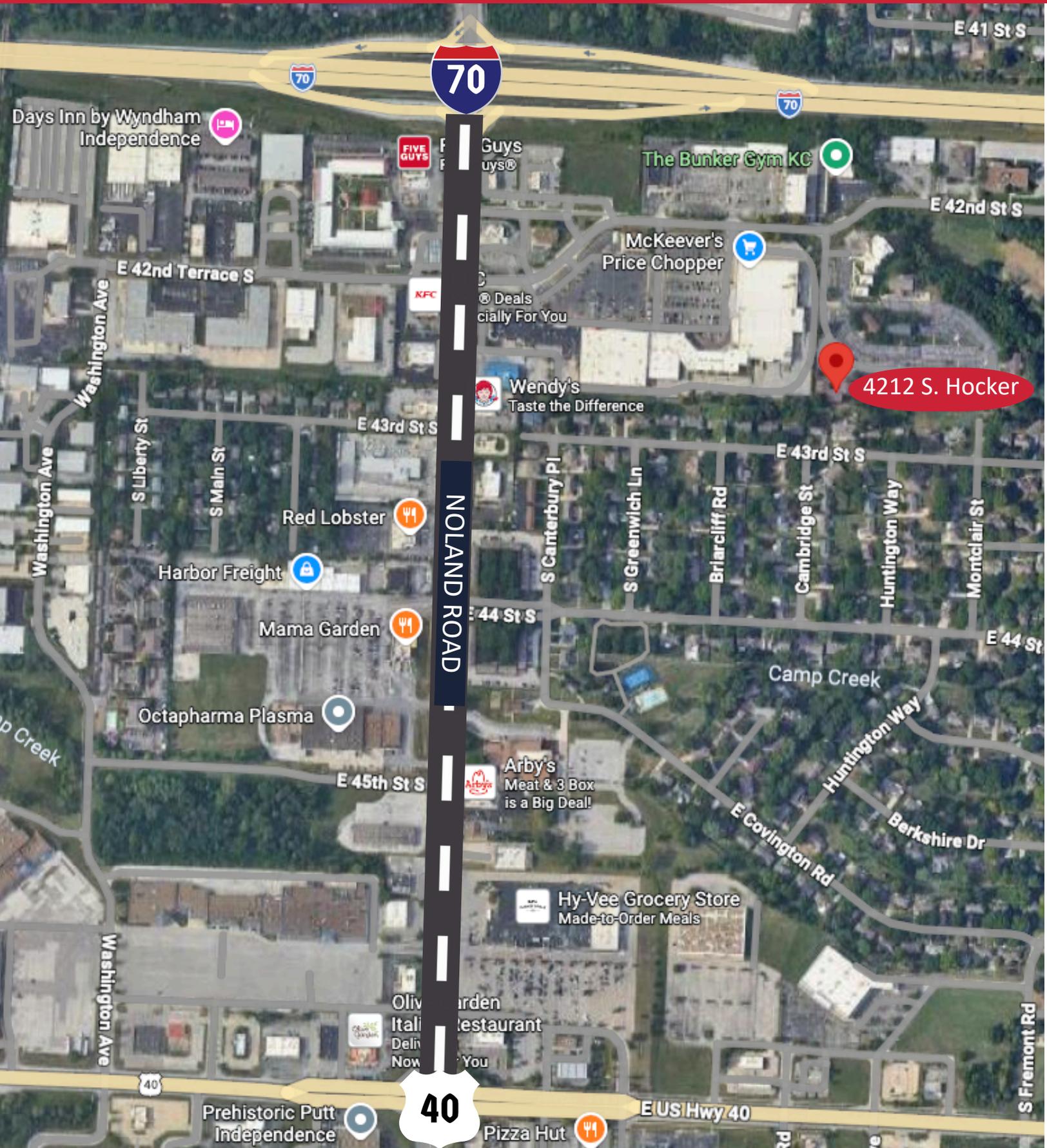
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# Map | Noland Road Between I-70 & 40 Hwy

4212 S. Hocker Dr. Bldg. 12, Independence, MO 64055 | \$550,000



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