

For Lease
**Flex / Warehouse
Space**



**9570-9588 Marion Ridge Dr
Kansas City, MO**

For more information:

Evan Calkins

+1 913 890 2017
evan@nai-heartland.com

Joe O'Neill, CCIM

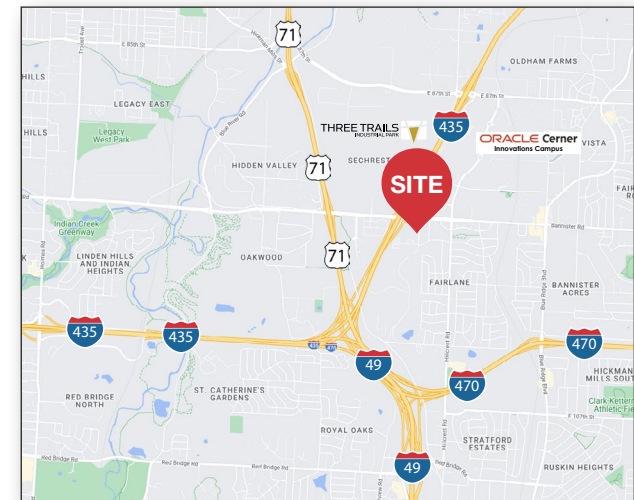
+1 913 890 2010
joe@nai-heartland.com

NAI Heartland

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/Interstate 49
- **Suite 9586**
± 3,255 SF
One (1) Drive-in loading door
Fenced IOS area available for additional \$275 per month
\$3,230 per month plus CAM

* CAM - Common Area Maintenance includes items such as snow removal, lawn care, water, sewer, exterior lighting and property management.



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

nai-heartland.com

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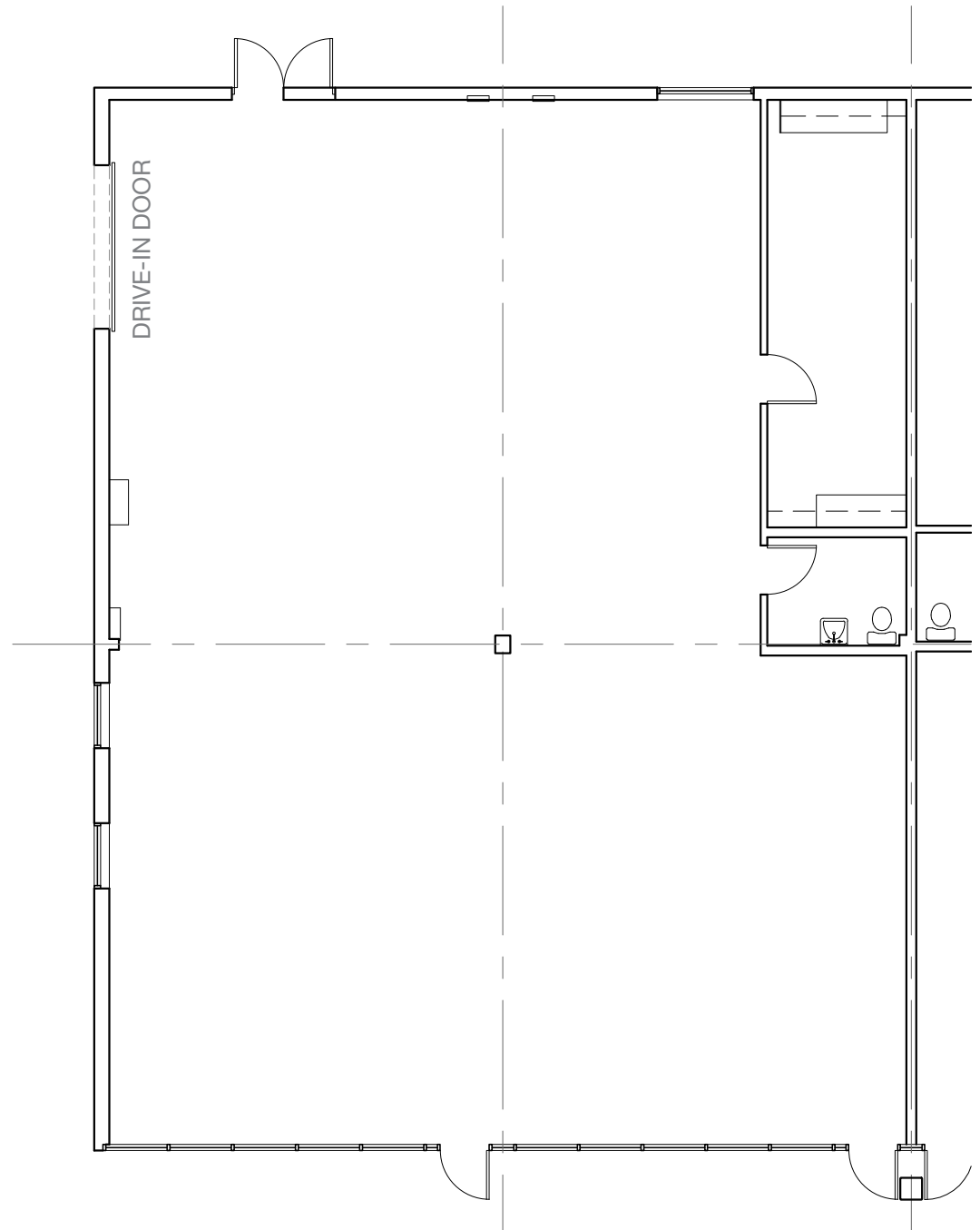
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THREE TRAILS
INDUSTRIAL PARK



INTERSTATE
435

ORACLE Cerner
Innovations Campus

KCFD

COMING SOON
Humana



Homefield
Kansas City



E Bannister Rd

KCMO Police
Headquarters

ORACLE Cerner
Realizations Campus

Hickman Mills Dr

INTERSTATE
435

INTERSTATE
470

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