

For Lease

Flex / Warehouse Space



9570-9588 Marion Ridge Dr
Kansas City, MO

For more information:

Evan Calkins

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evan@nai-heartland.com

Joe O'Neill, CCIM

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

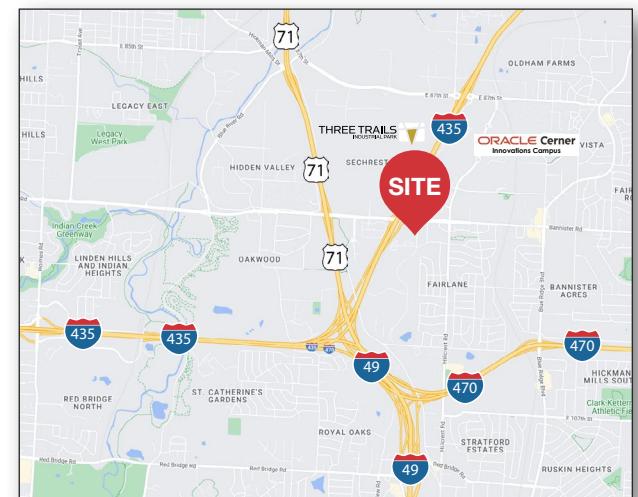
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Property Info

- 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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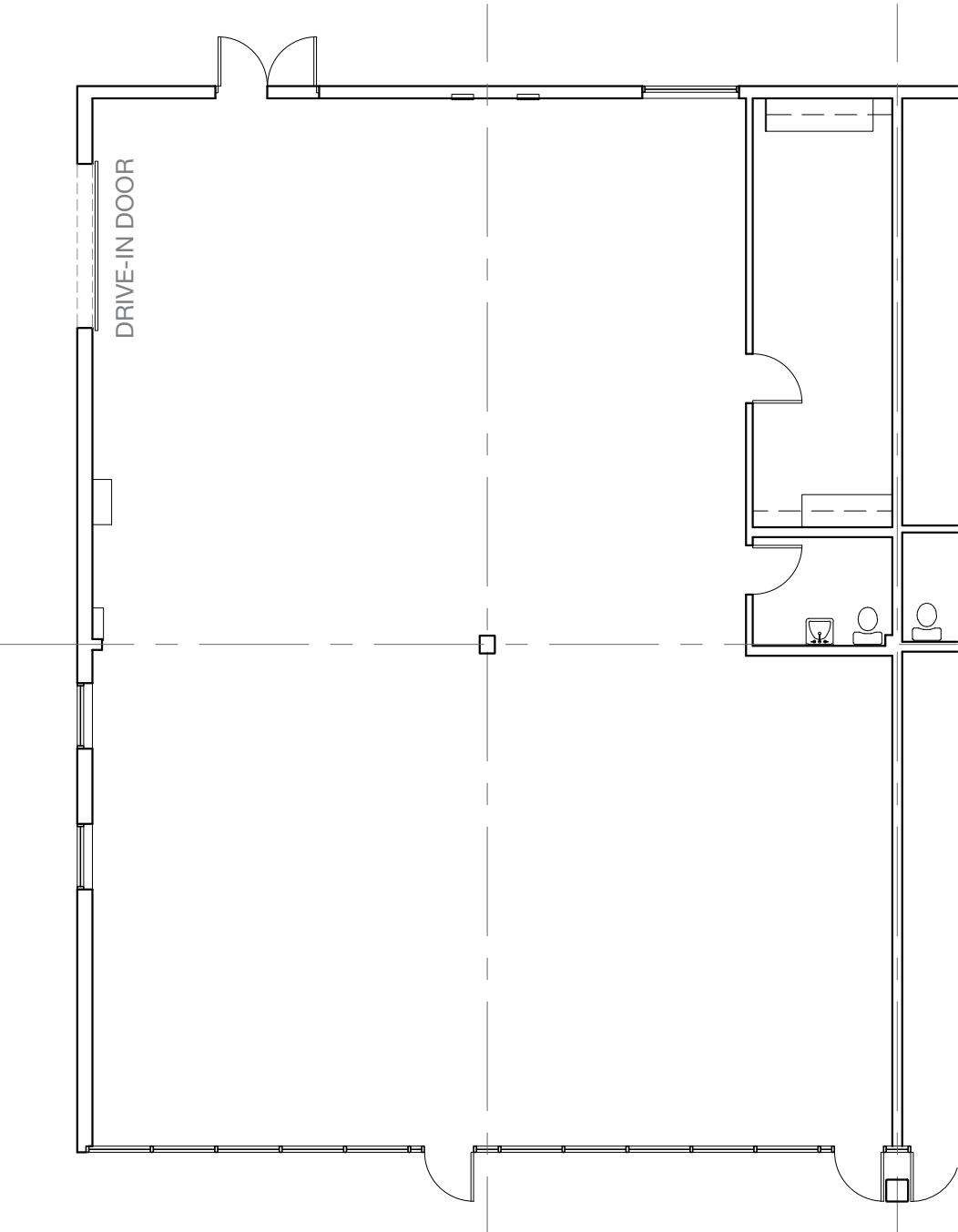
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