

FOR LEASE



## WAREHOUSE / STORAGE SPACE AVAILABLE

4011 S Bolger Road | Independence, MO 64055



### PROPERTY FEATURES

- 3,693 SF space available
- Conveniently located at I-70 & I-470 / MO 291 Hwy.
- Excellent location for warehouse or distribution
- Ample parking & fenced in back lot.
- Lease rate: \$12.00 PSF + NNN



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Crossroads Real Estate Group  
O (816) 298-9998  
6200 Mastin Street  
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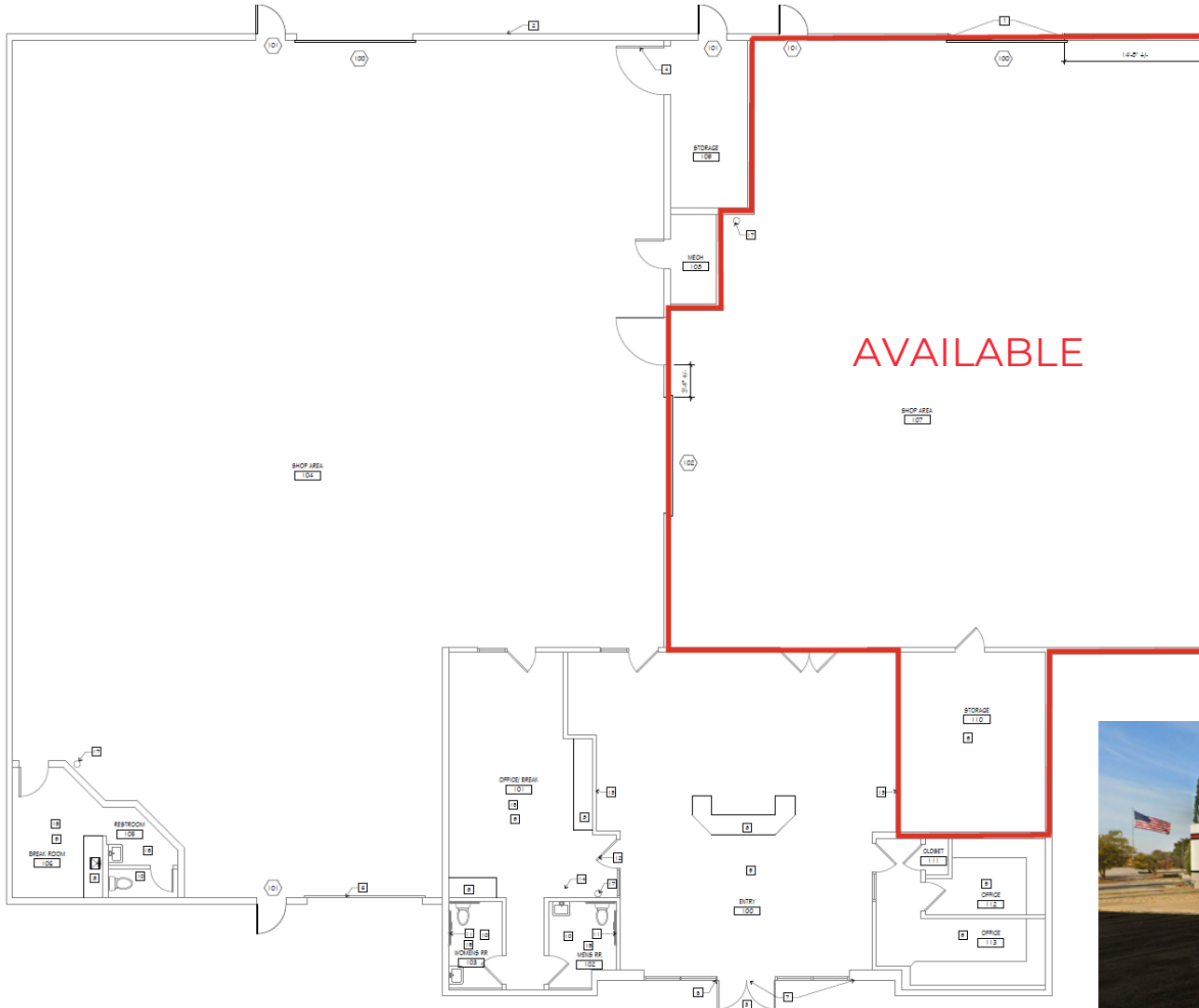
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### FLOOR PLAN



### SPACE FEATURES

- 3,693 SF
- Private entrance - man door &
- 12'x12' garage door
- New Paint
- Fenced in back lot
- Ample parking



The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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