



Excellent Location

- 3,744± SF on 0.55± Acres
- Single-Tenant Building With 263± SF of Office Space
- Two Drive-In Doors
- Built in 2018

For more information:

Christian Wead
816.412.8472
cwead@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

Building Specifications

Square Feet Available: 3,744± SF

Office Space: 0.55± AC

Tenancy: Single

Year Built: 2018

Primary Class: C-Commercial

Loading: Two Drive-In Doors

Operating Expenses
(2025 Est.) RE TAXES: \$0.37 PSF
INS: \$0.43 PSF
CAM: Self-Performed by Tenant

For more information:

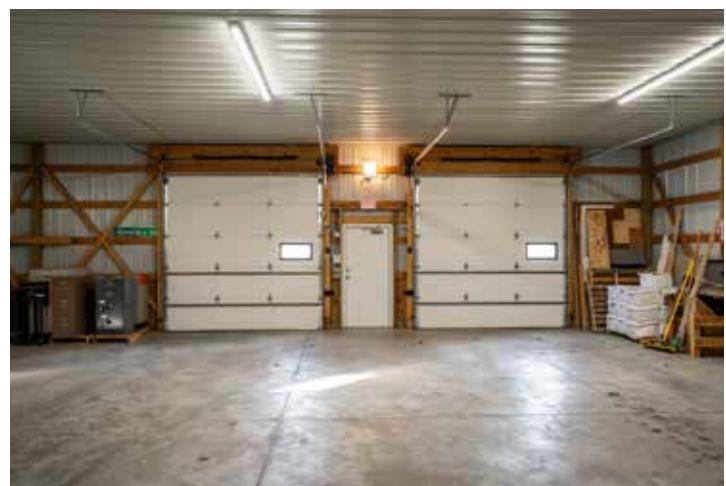
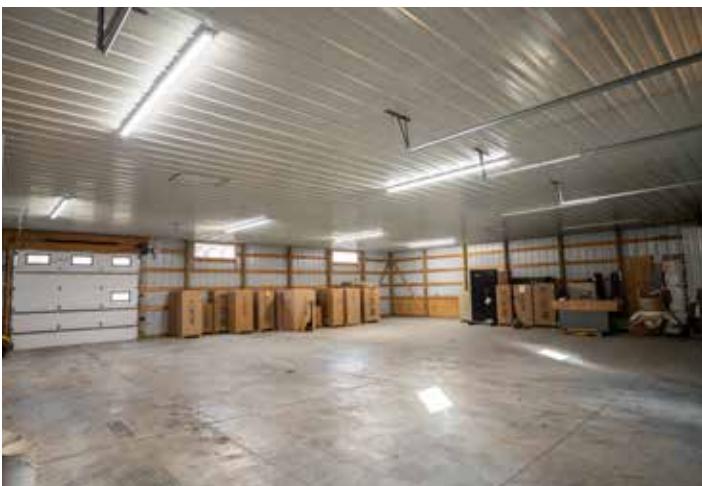
Christian Wead
816.412.8472
cwead@blockllc.com

200 South Memorial Drive

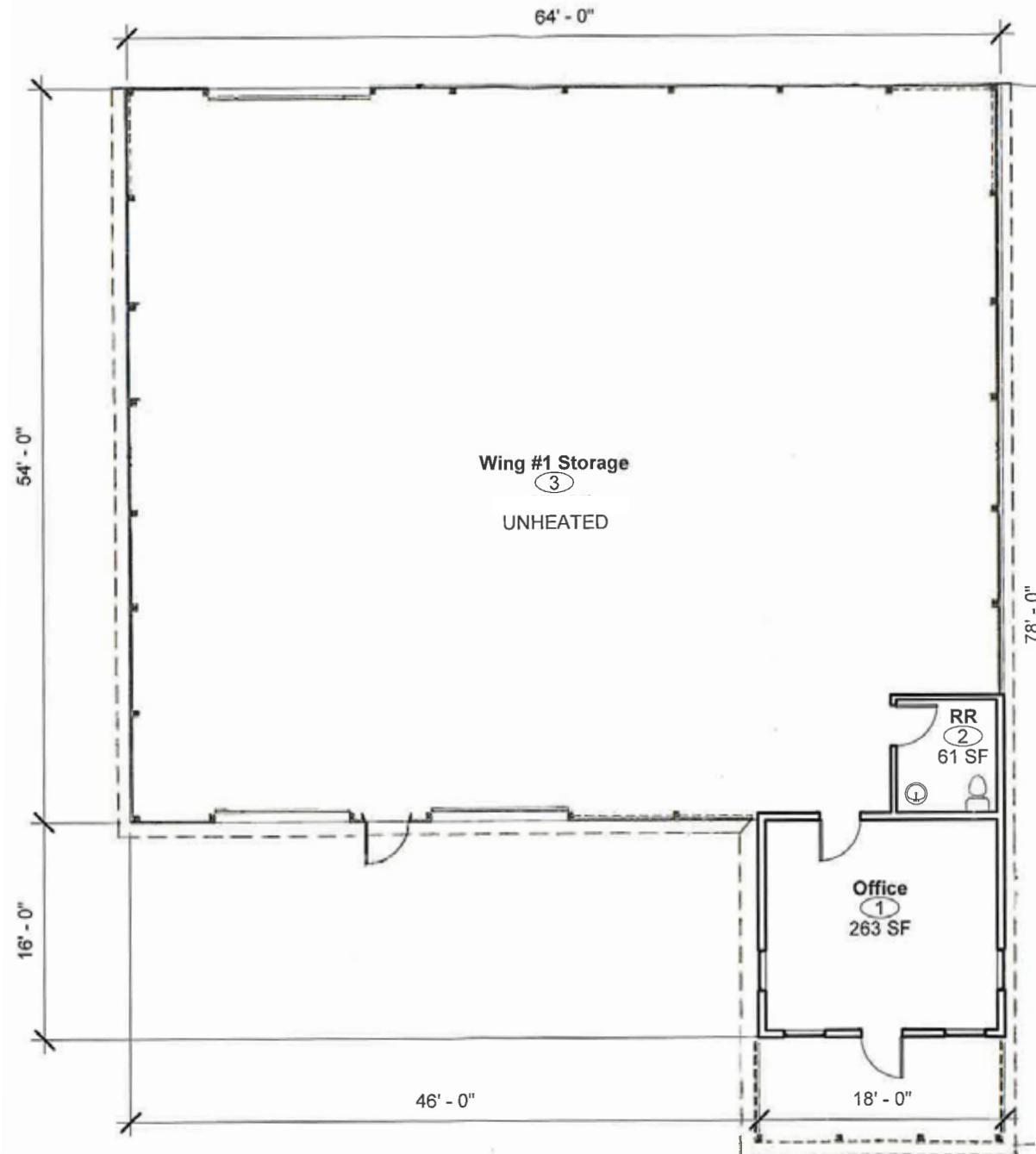
Independence, Missouri 64050

For Lease

Property Photos



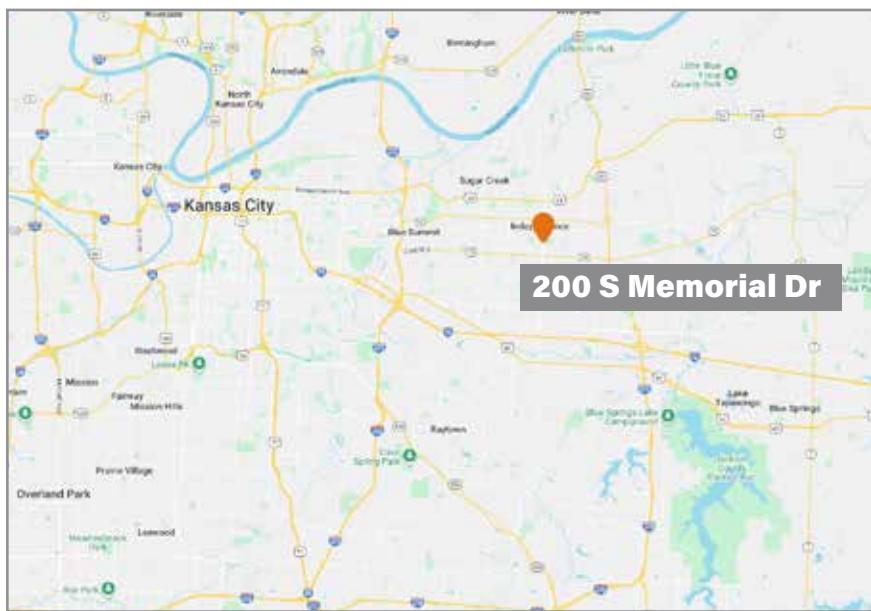
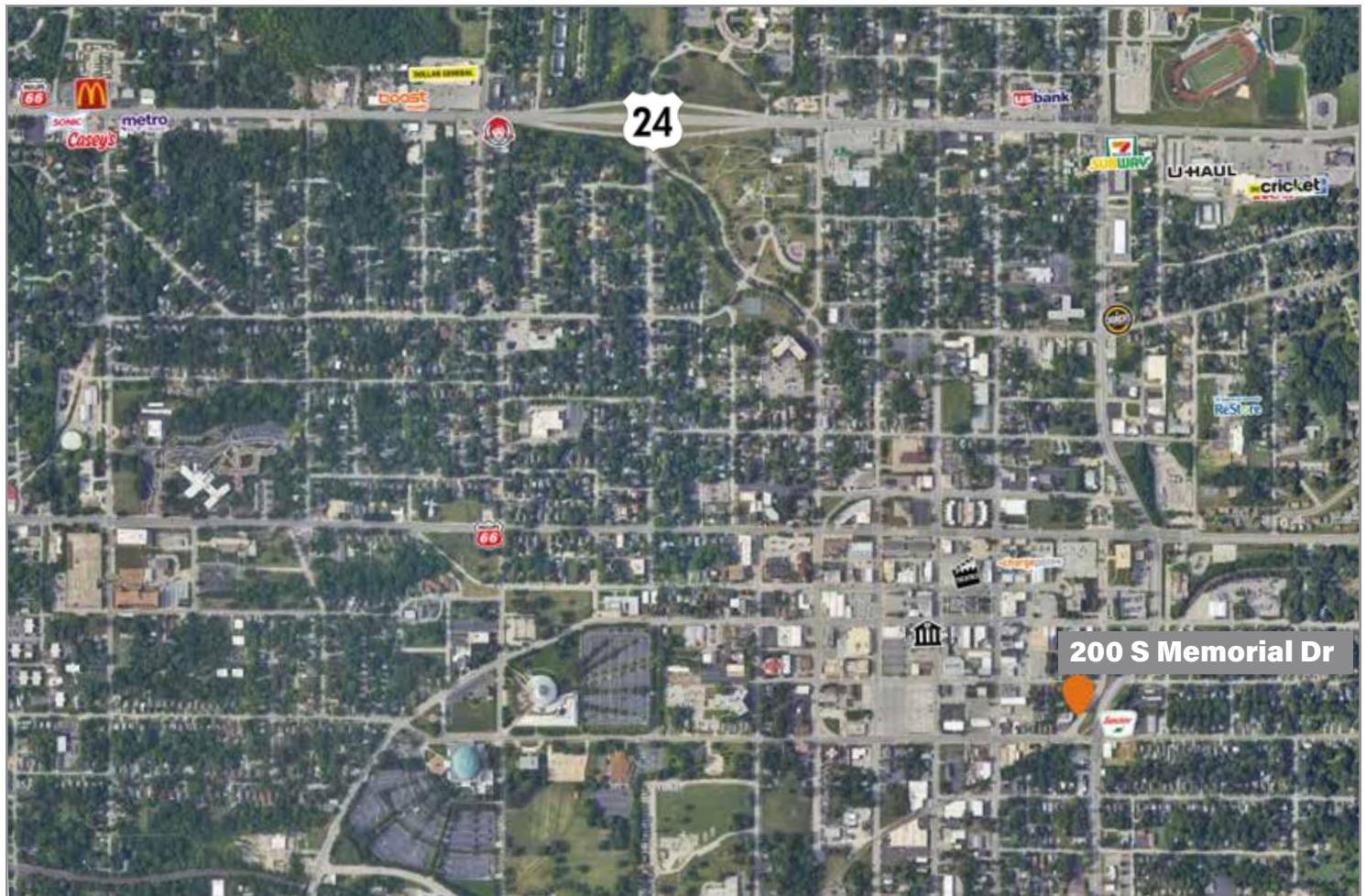
Floor Plan



200 South Memorial Drive

Independence, Missouri 64050

For Lease



For more information:

Christian Wead
816.412.8472
cwead@blockllc.com