

For Lease
**Flex / Warehouse
Space**

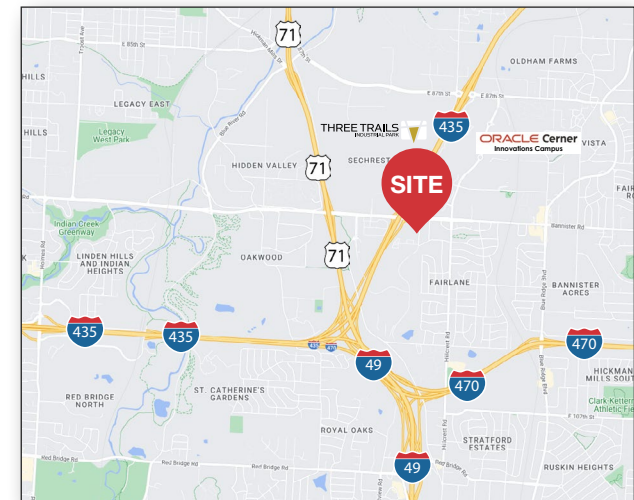


**9570-9588 Marion Ridge Dr
Kansas City, MO**

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 and gated outside storage available for additional \$275 per month
\$2,970 per month plus CAM

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



For more information:

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NAI Heartland

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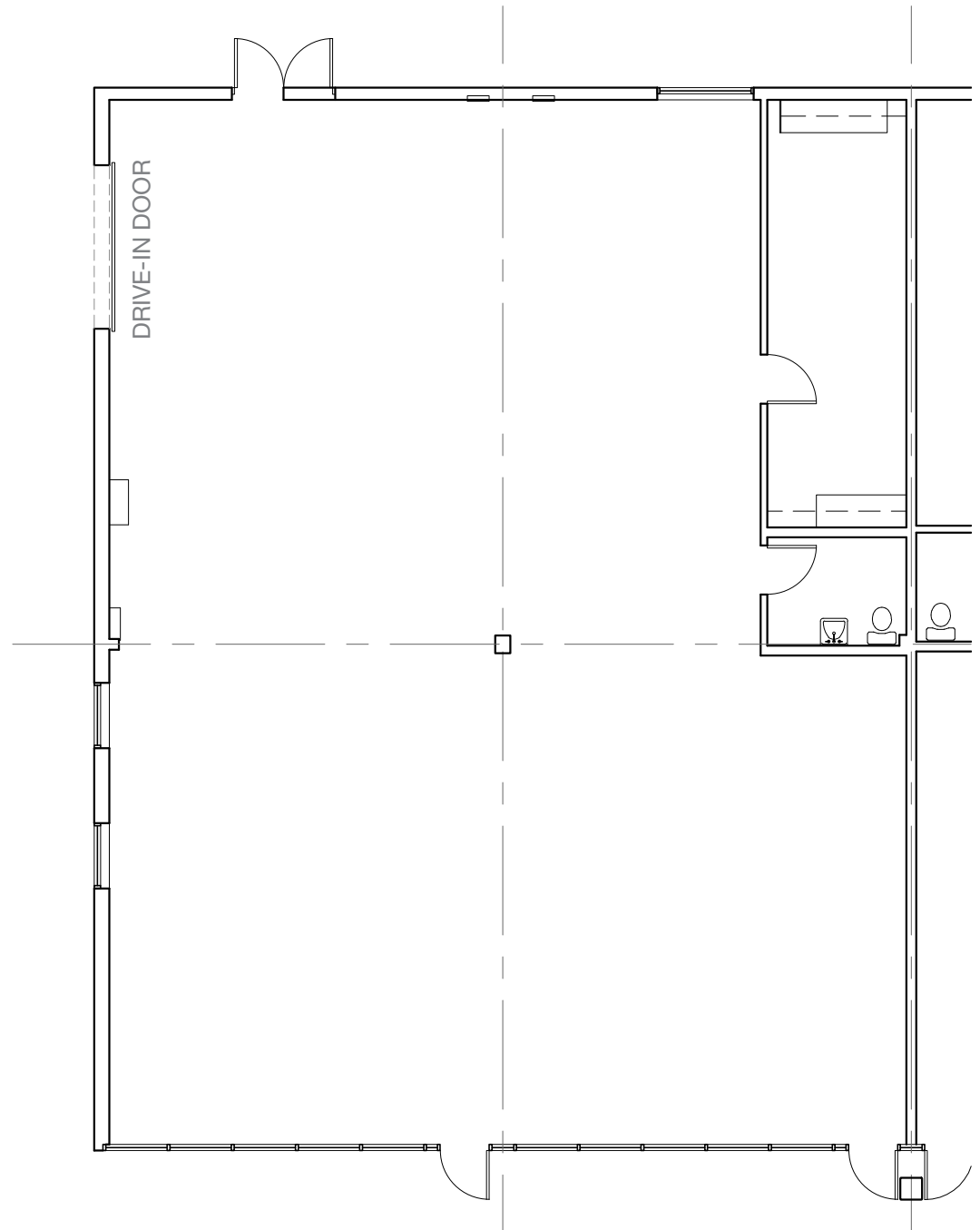
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Marion Ridge Dr, Kansas City, MO

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Marion Ridge Dr, Kansas City, MO

THREE TRAILS
INDUSTRIAL PARK



INTERSTATE
435

ORACLE Cerner
Innovations Campus

KCFD

COMING SOON
Humana



Homefield
Kansas City



KCMO Police
Headquarters

ORACLE Cerner
Realizations Campus

Hickman Mills Dr

INTERSTATE
435

INTERSTATE
470

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