

For Lease

# Flex / Warehouse Space

# NAI Heartland



## 9570-9588

## Marion Ridge Dr

Kansas City, MO

For more information:

**Nathan Anderson, SIOR, CCIM**

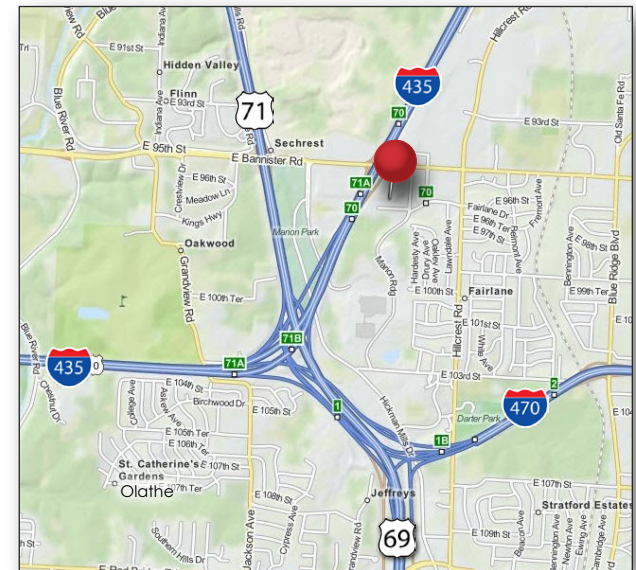
+1 913 890 2001  
nathan@nai-heartland.com

**Joe O'Neill**

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

## Property Info

- Modern, single-story flex/warehouse buildings in gated business park environment
- Suite 9586:  
3,255 SF for available for lease  
\$8.50 PSF (\$2,305.62 per month) plus CAM
- Drive-in loading available
- Convenient access to Interstate 435, Interstate 470 and 71 Highway



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

[nai-heartland.com](http://nai-heartland.com)

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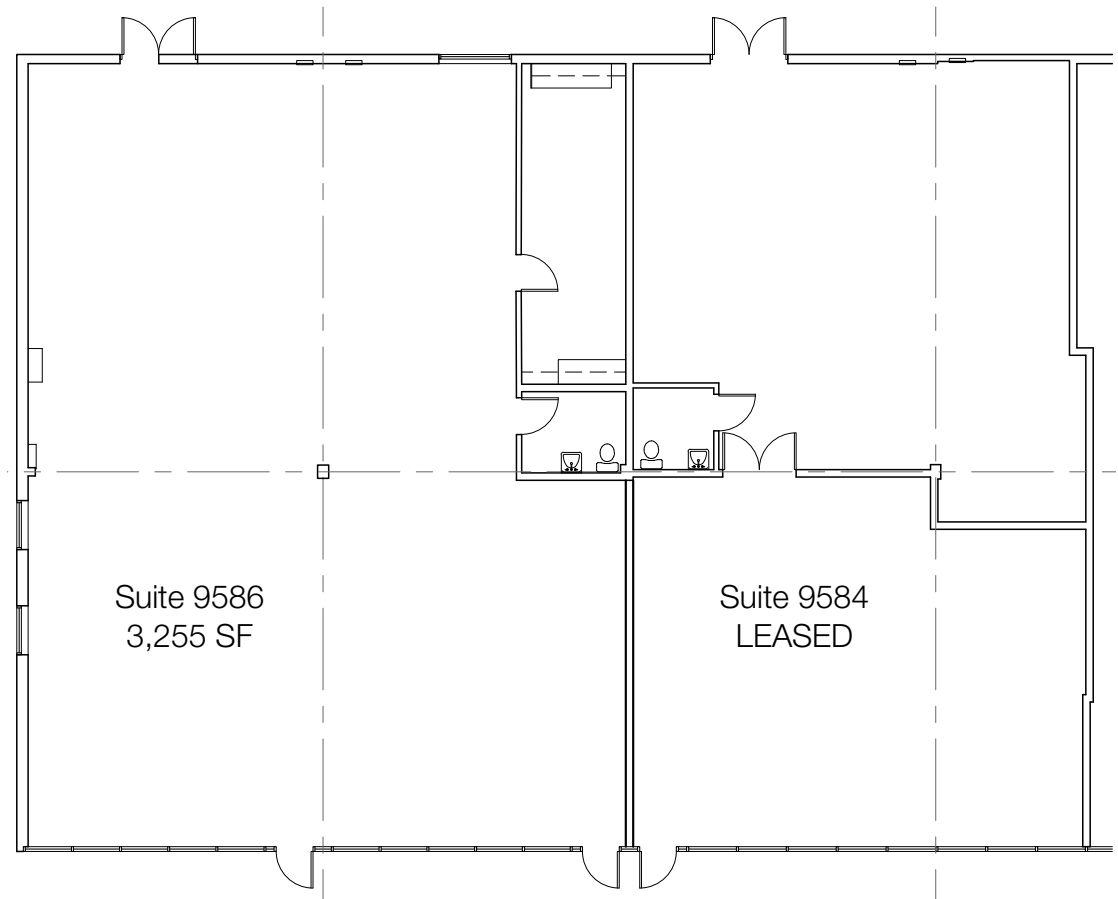
Marion Ridge Dr, Kansas City, MO

### Available Space

#### 9586 Marion Ridge Dr, KCMO

- Suite 9586:  
3,255 SF for available for lease  
\$8.50 PSF (\$2,305.62 per month) plus CAM
- Drive-in loading available
- Recently renovated office

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



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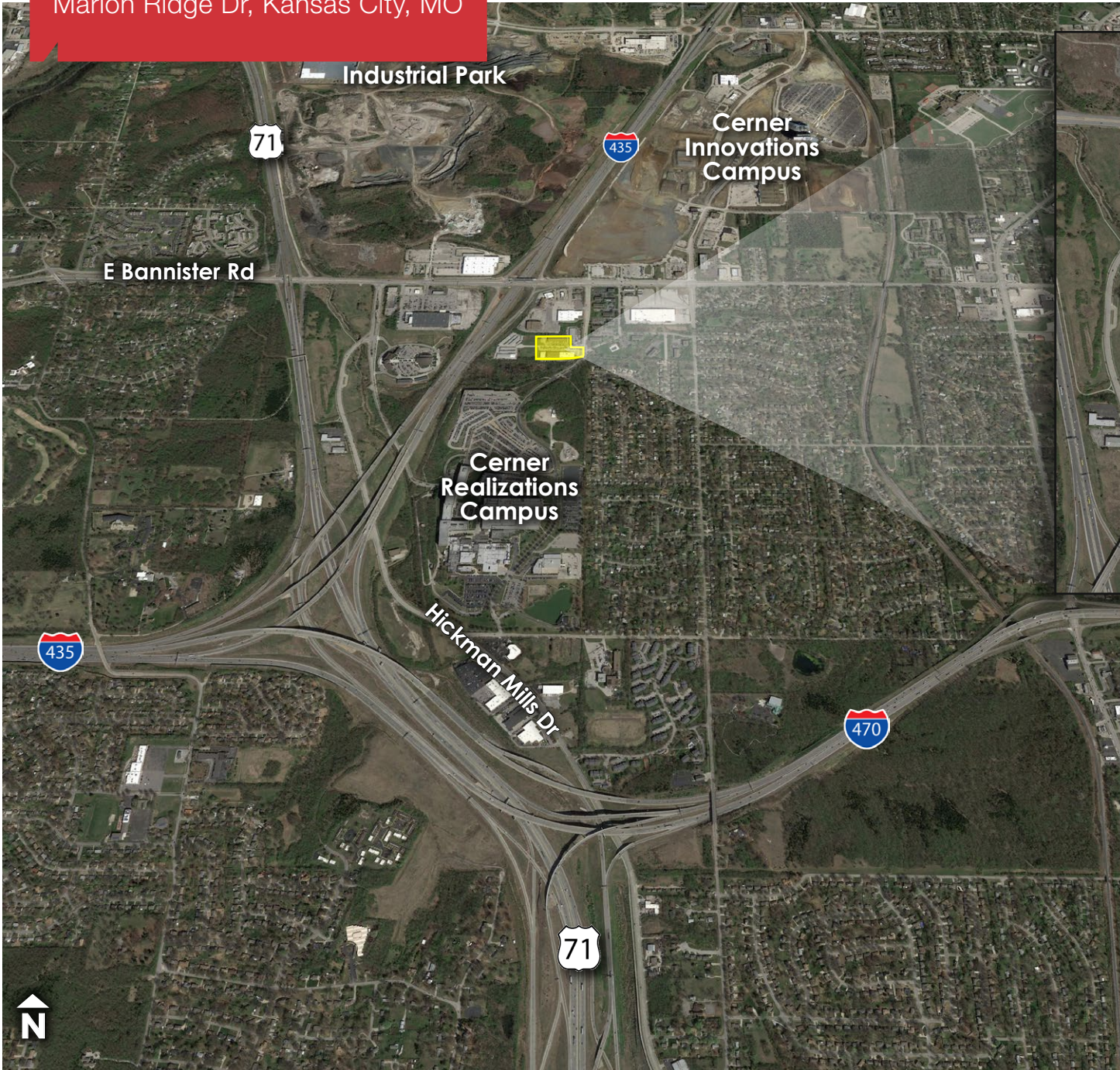
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