

For Sale or Lease

±15,300 SF Proposed Flex/Warehouse Building

Marion Ridge Business Park

Bannister Road & Marion Ridge Drive | Kansas City, Missouri



Property Features

- ±15,300 SF Building
- Sale Price: \$2,300,000
- Lease Rate: \$10.00 PSF Net
- 5 Drive-in doors
- Site located in Enhanced Enterprise Zone 3 (EEZ). Qualifying projects may receive 50% property tax abatement for a 10-year period. Contact Steve Rinne for further details.
- One block east of I-435
- Adjacent to Cerner Innovations campus

For more information:

Nathan Anderson, SIOR, CCIM

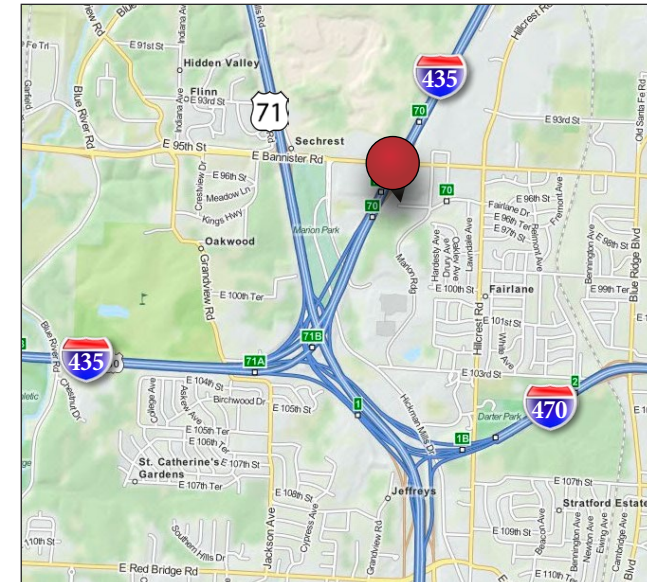
+1 913 890 2001 • nathan@nai-heartland.com

Joe O'Neill

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

PROPERTY DATA

Lot Size:	1.25 Acres	
Zoning:	UR (Urban Redevelopment) Kansas City Planning & Development 816.513.1500 http://kcmo.gov/planning	
Water:	KC Water Services - 816.513.2174	
Gas:	MGE - 816.472.3434	
Electric:	KCPL - 816.556.2200	
Parcel ID:	49-540-02-22-00-0-00-000	
Economic Incentives:	Steve Rinne Business Development Officer 816.691.2129 srinne@edckc.com	Jim Erickson Business Development Officer 816.691.2127 JErickson@edckc.com



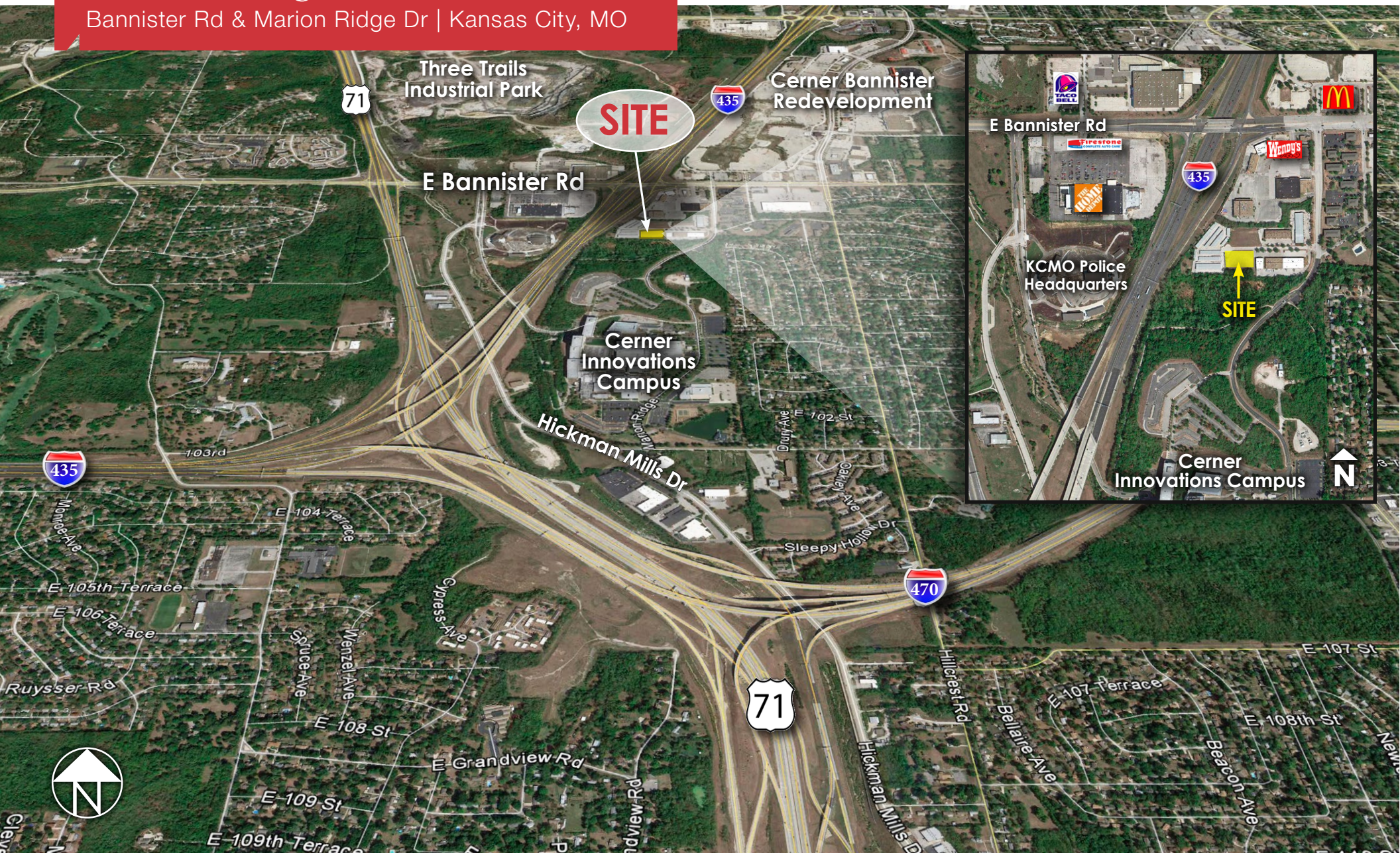
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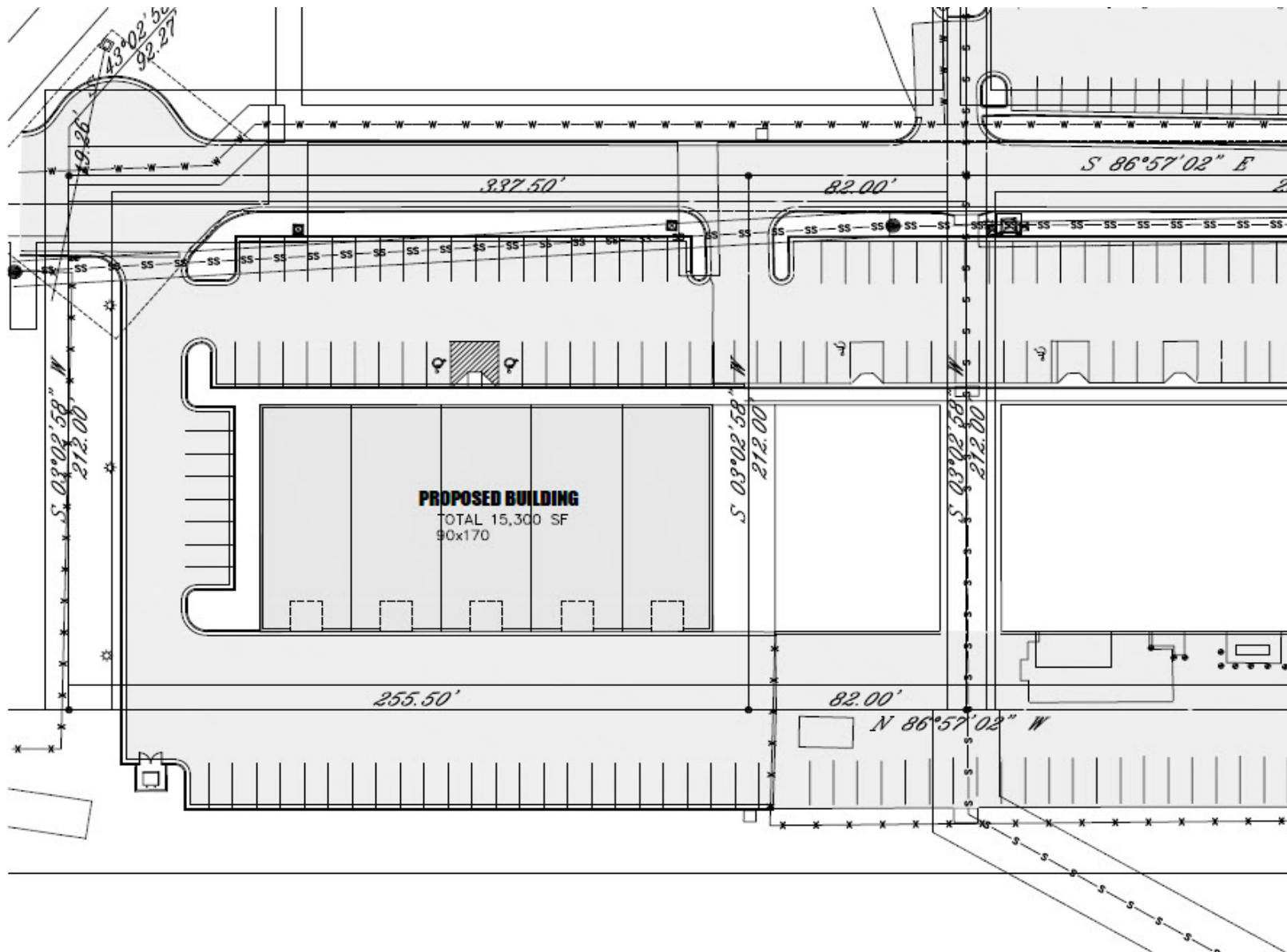
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