

For Sale \$455,000

For Lease 475 – 1,350 SF @ \$12 PSF + Utilities

10,080 Square Feet

4212 S Hocker Dr,

Hidden Creek Build 8

Independence, MO 64055

- **Building Size: 10,080 SF, 2 story**
- **Suite Sizes: 475 SF – 1,350 SF**
- **Private entrance into every suite**
- **TI (tenant improvement) allowance available for credit tenants**
- **Ample on-site parking**
- **Located just off Noland Road between I-70 and Hwy 40**



CONTACT

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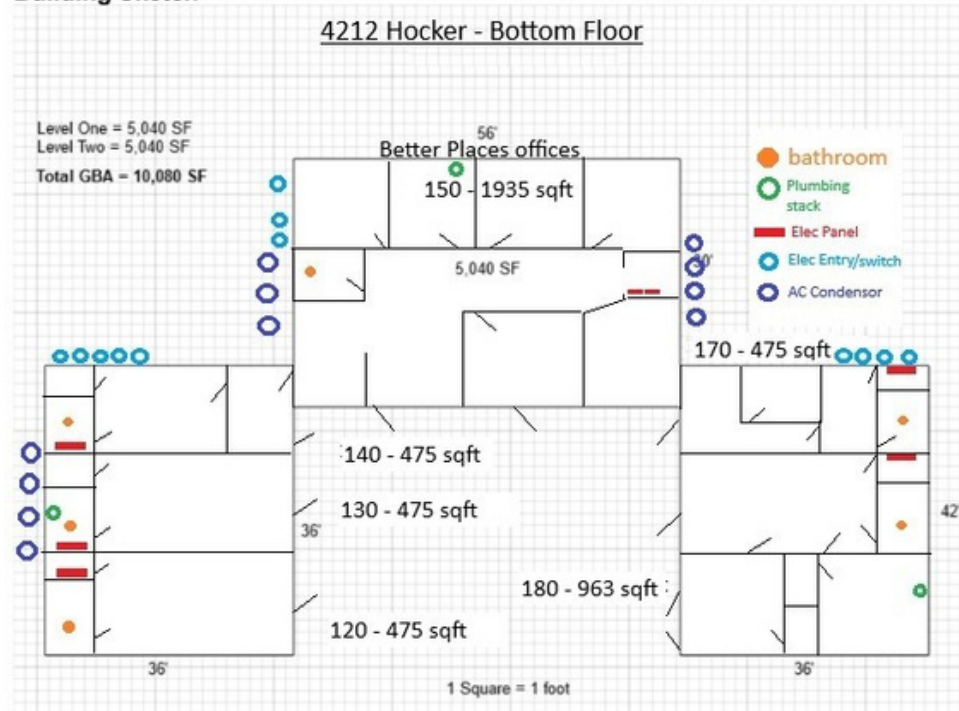
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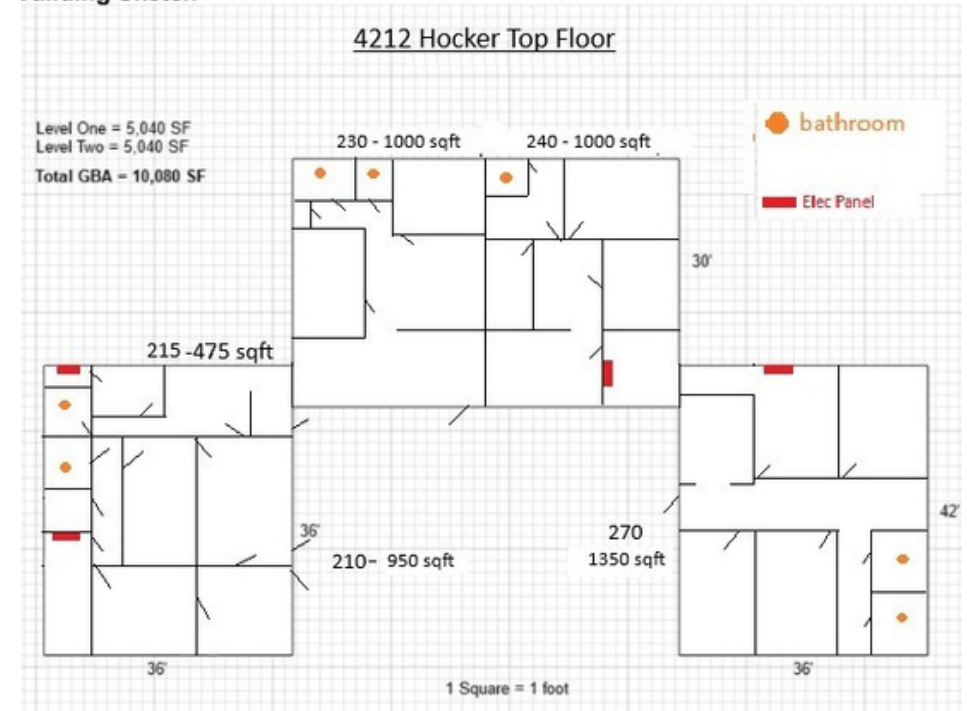
ABOUT THE PROPERTY

Floorplans

Building Sketch



Building Sketch



THE TOUR

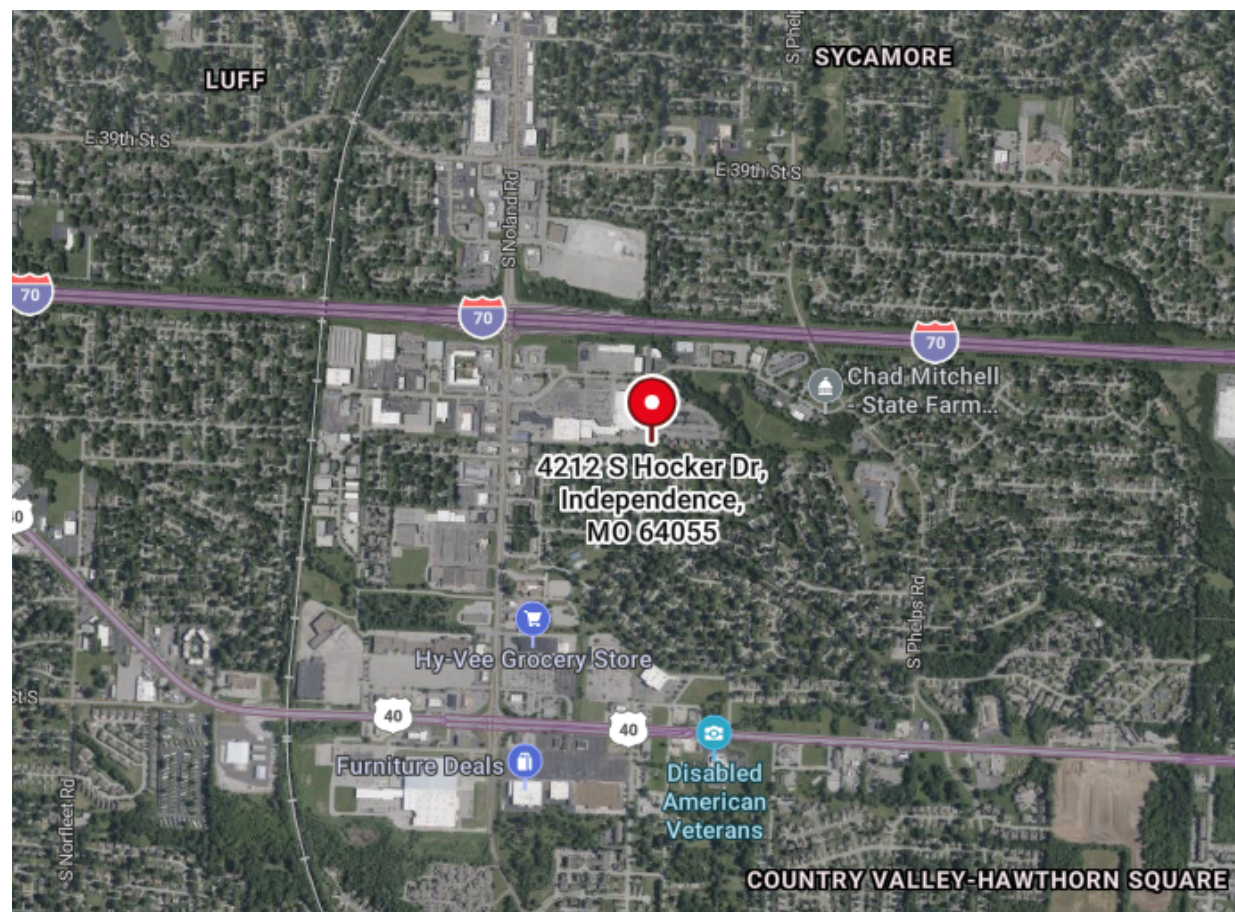
Property Photos



THE LOCATION

Location

4212 S. Hocker Dr., Bldg. 8 sits just off S. Noland Road, between Interstate 70 and Highway 40. It's surrounded by a strong mix of retail and dining, including McKeever's Price Chopper, Five Guys, Wendy's, KFC, Red Lobster, Olive Garden, Hy-Vee, Harbor Freight, and Arby's, all within a short walk or drive. The Bunker Gym KC and the Metro Public Safety and Investigations building are also nearby, adding steady daytime traffic to the area. Quick access to I-70 and Highway 40 gives tenants and customers easy regional connectivity.



CONNECT

Contact Our Team

Request the due diligence package, schedule a walk, or discuss terms.



PRINCIPAL BROKER

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