

For Lease
Flex / Warehouse
Space

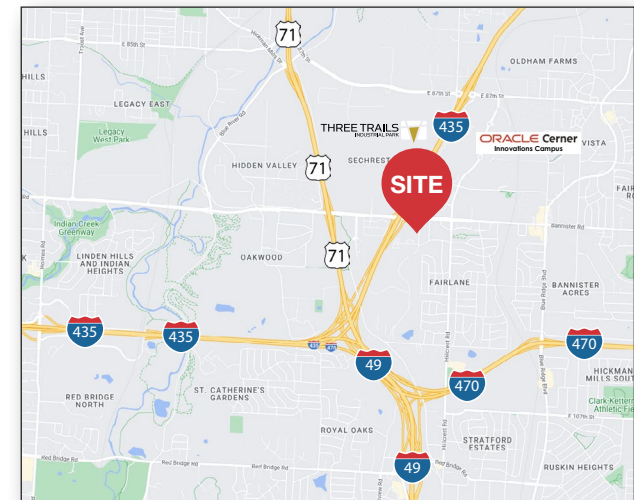


9570-9588 Marion Ridge Dr
Kansas City, MO

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
\$3,230 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:

Joe O'Neill, CCIM

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NAI Heartland

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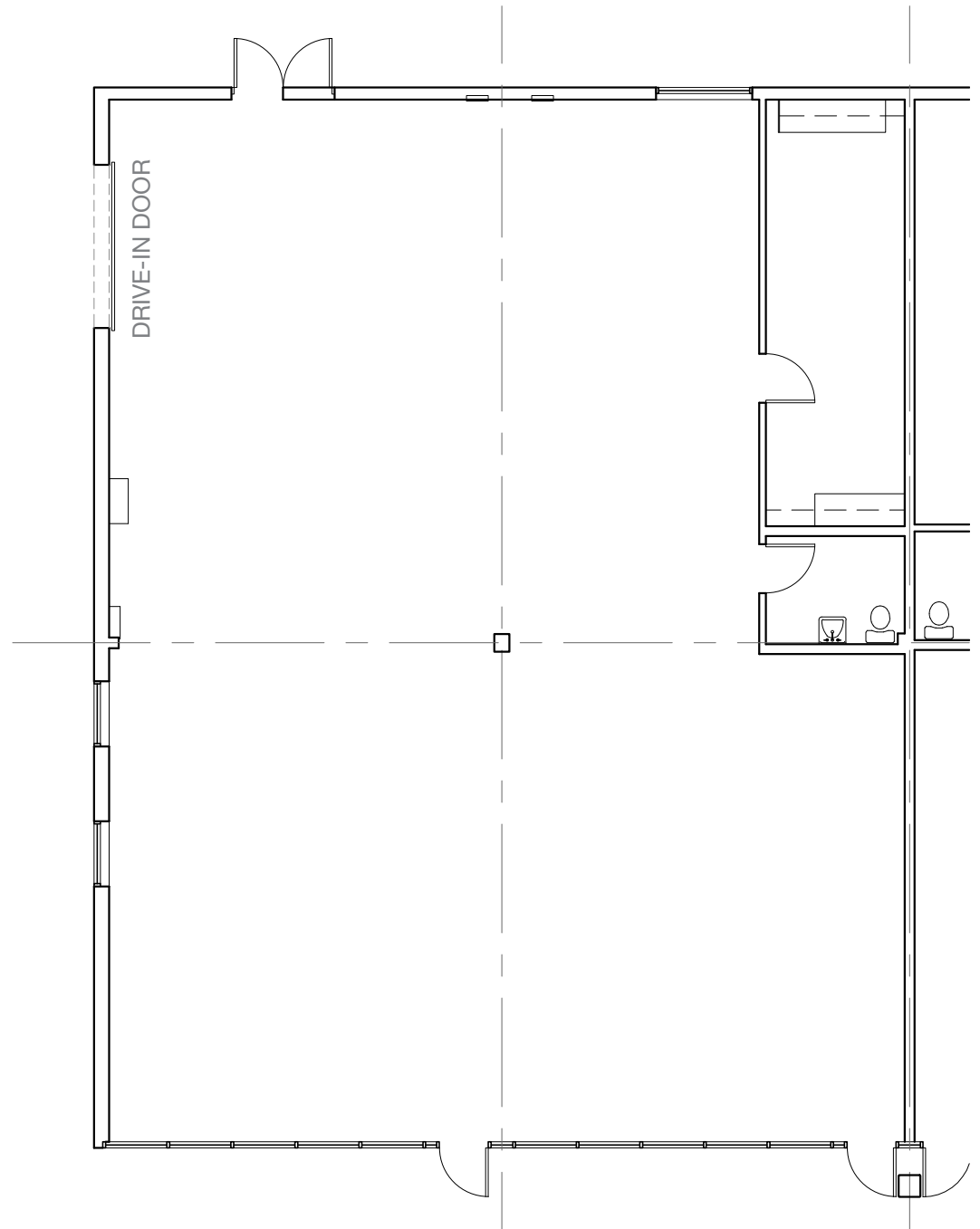
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Marion Ridge Dr, Kansas City, MO

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Marion Ridge Dr, Kansas City, MO

THREE TRAILS
INDUSTRIAL PARK



ORACLE Cerner
Innovations Campus

KCFD

COMING SOON
Humana

E Bannister Rd

**Homefield
Kansas City**



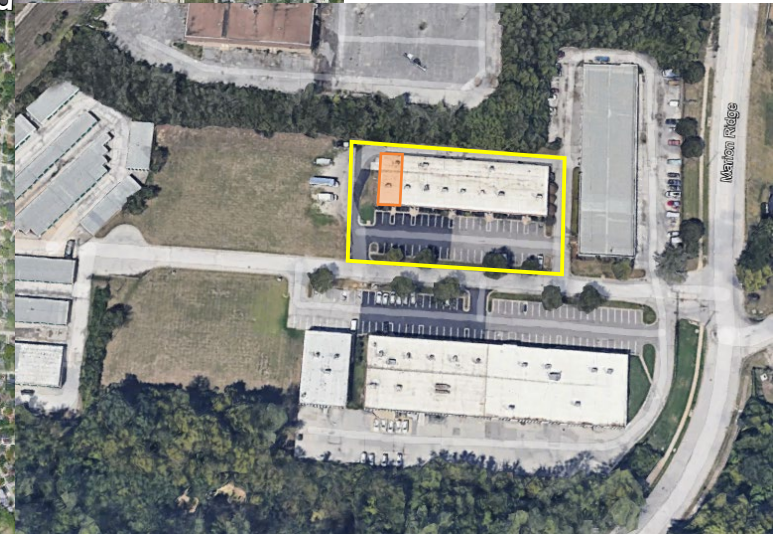
E Bannister Rd



**KCMO Police
Headquarters**

ORACLE Cerner
Realizations Campus

Hickman Mills Dr



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