



## Excellent Location

- 3,744± SF on 0.55± Acres
- Single-Tenant Building With 263± SF of Office Space
- Two Drive-In Doors
- Built in 2018

## For more information:

Christian Wead  
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Building Specifications

Square Feet Available: 3,744± SF

Office Space: 0.55± AC

Tenancy: Single

Year Built: 2018

Primary Class: C-Commercial

Loading: Two Drive-In Doors

Operating Expenses  
(2025 Est.) RE TAXES: \$0.37 PSF  
INS: \$0.43 PSF  
CAM: Self-Performed by Tenant

For more information:

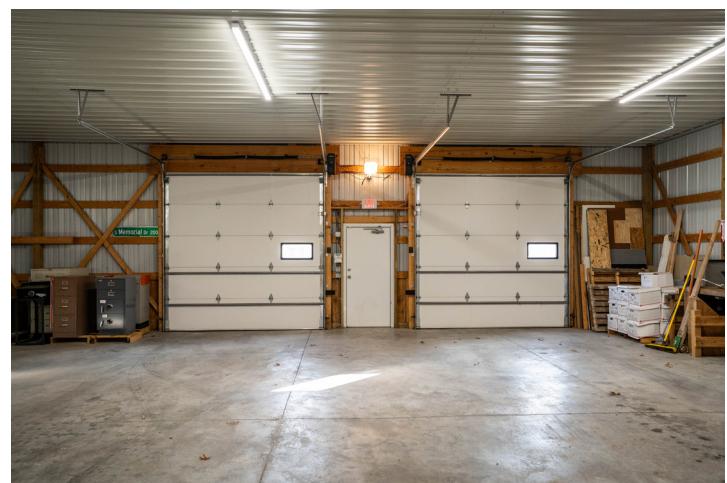
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# 200 South Memorial Drive

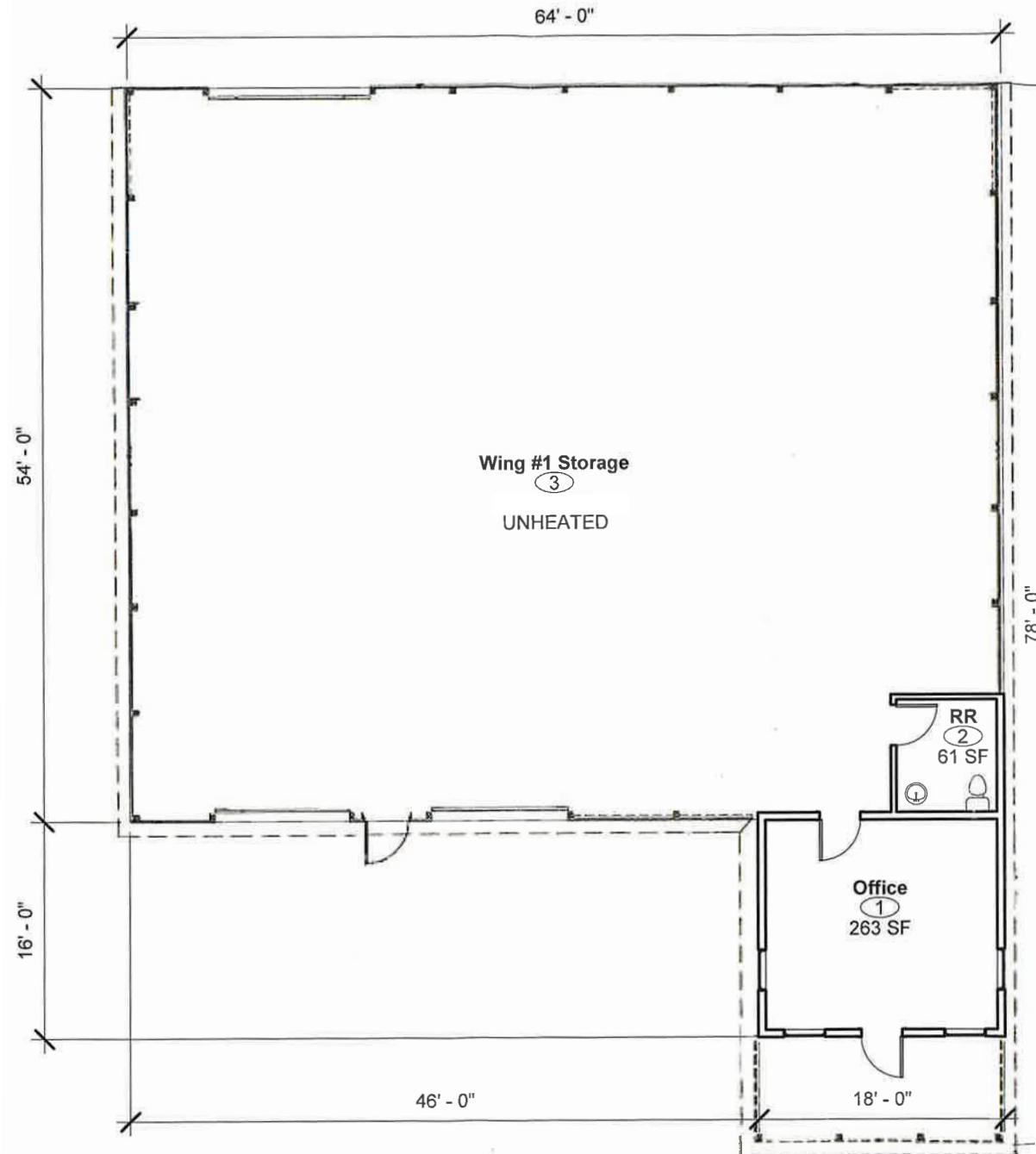
Independence, Missouri 64050

# For Lease

## Property Photos



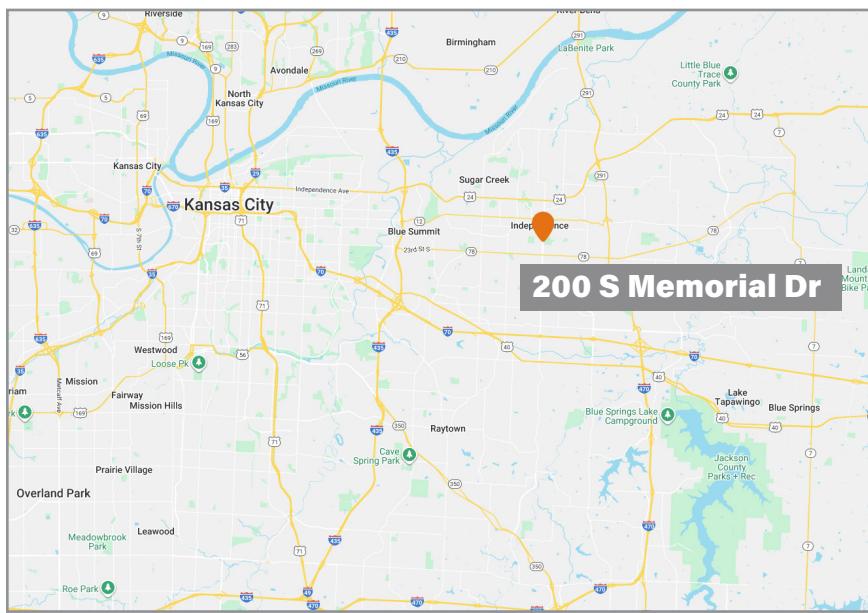
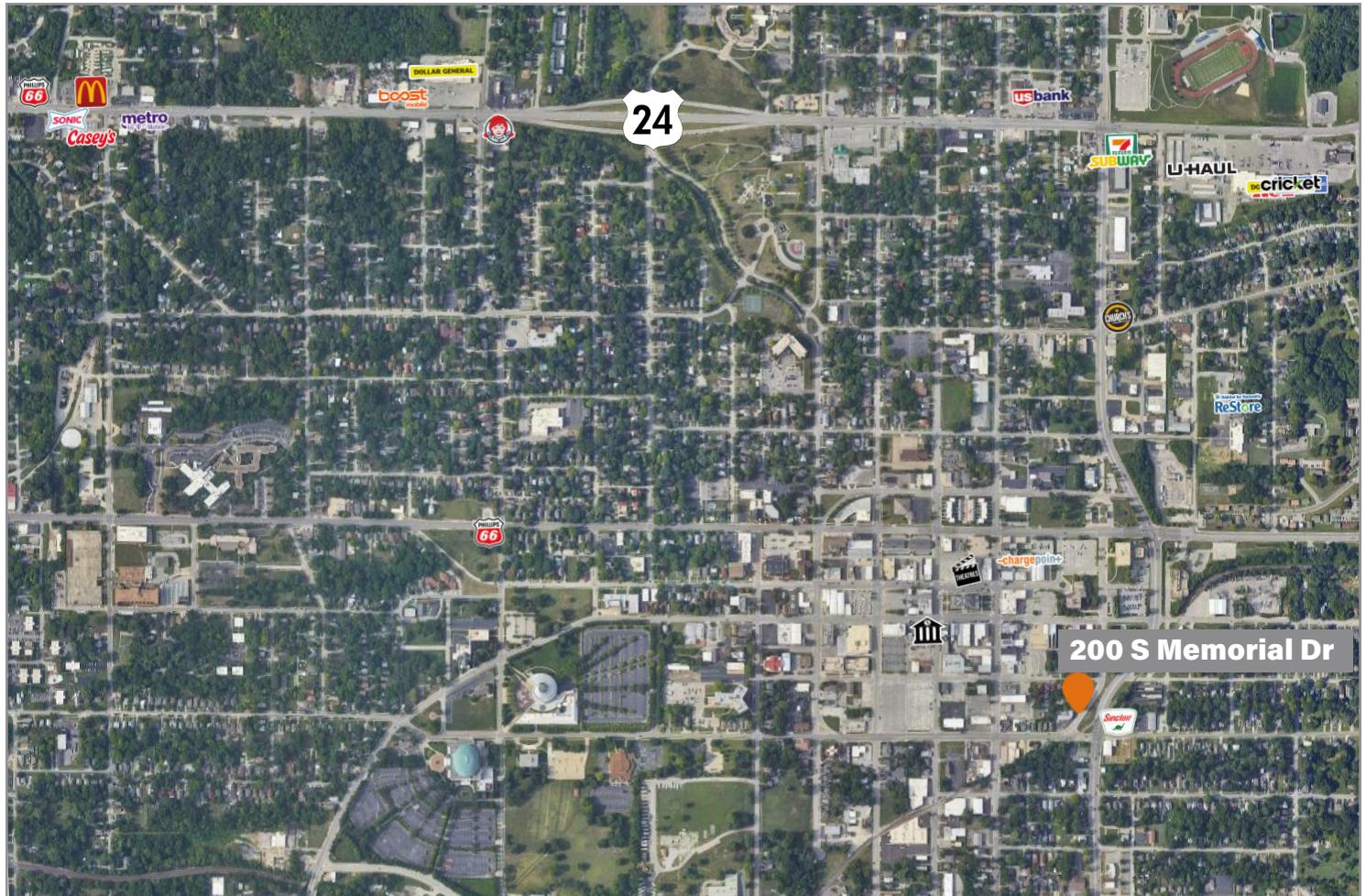
Floor Plan



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