

OFFICE FOR SALE OR LEASE

MARKETPLACE OFFICE BLDG



14400 E 42ND STREET • INDEPENDENCE, MO

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BUILDING DETAILS:

ADDRESS: 14400 E 42nd Street
Independence, MO

SALE PRICE: \$1,600,000

LEASE RATE: \$18/PSF Full Service

LAND SIZE: 0.88 Acres

BUILDING SIZE: 13,528 SF

AVAILABLE SPACE: Suite 100: 4,093 RSF
Suite 101: 3,093 RSF
Suite 200: 2,671 RSF
Suite 201: 1,311 RSF

PARKING: 60 Stalls

YEAR BUILT: 1987

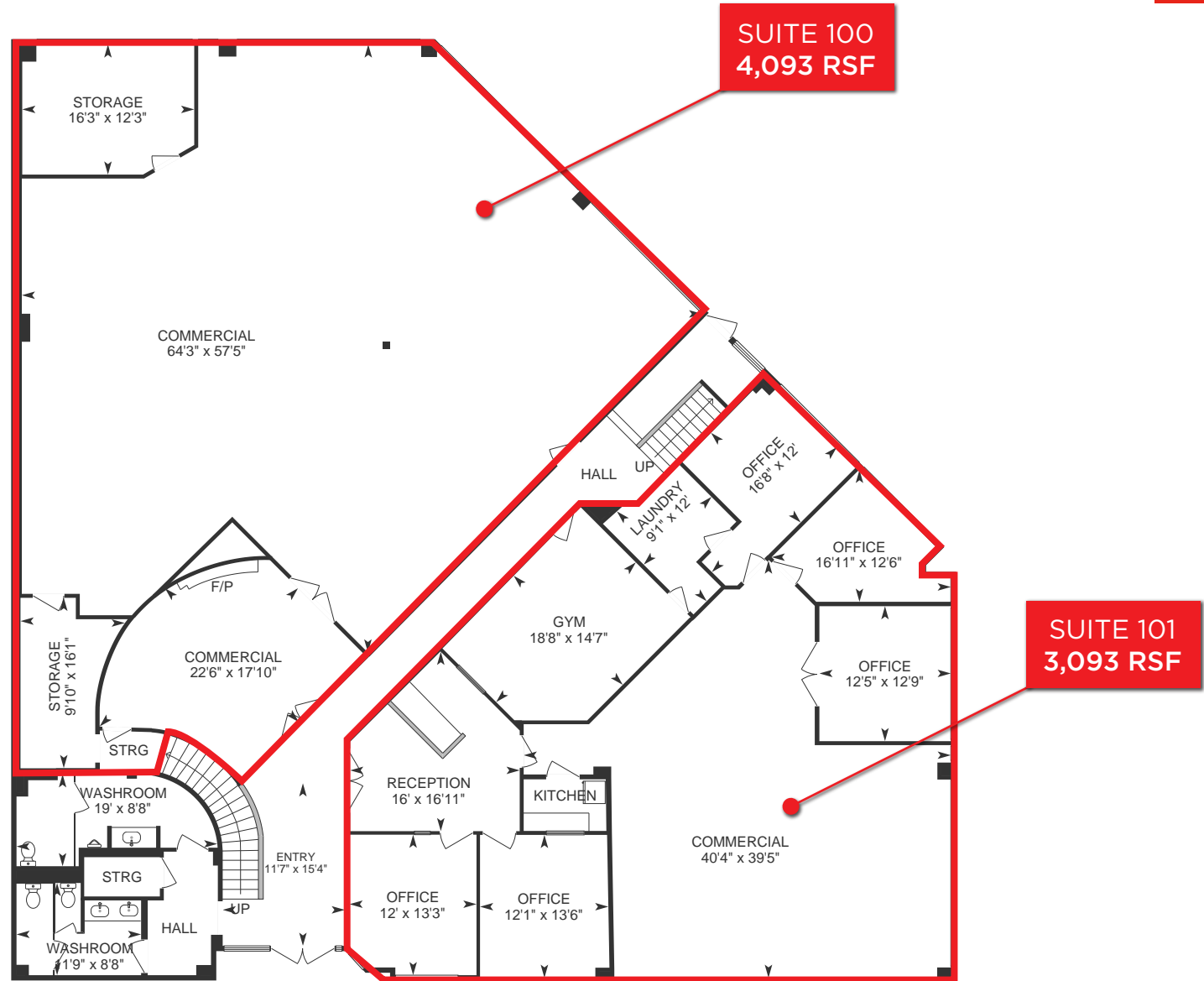
PROPERTY HIGHLIGHTS:

- > Great owner-user building accessible from I-70 & Noland Road.
- > Ideal for local Independence businesses such as real estate, construction, engineering, law or insurance.
- > Multiple opportunities for exterior signage from I-70.
- > Steps away from Independence's retail corridor: Noland Road.

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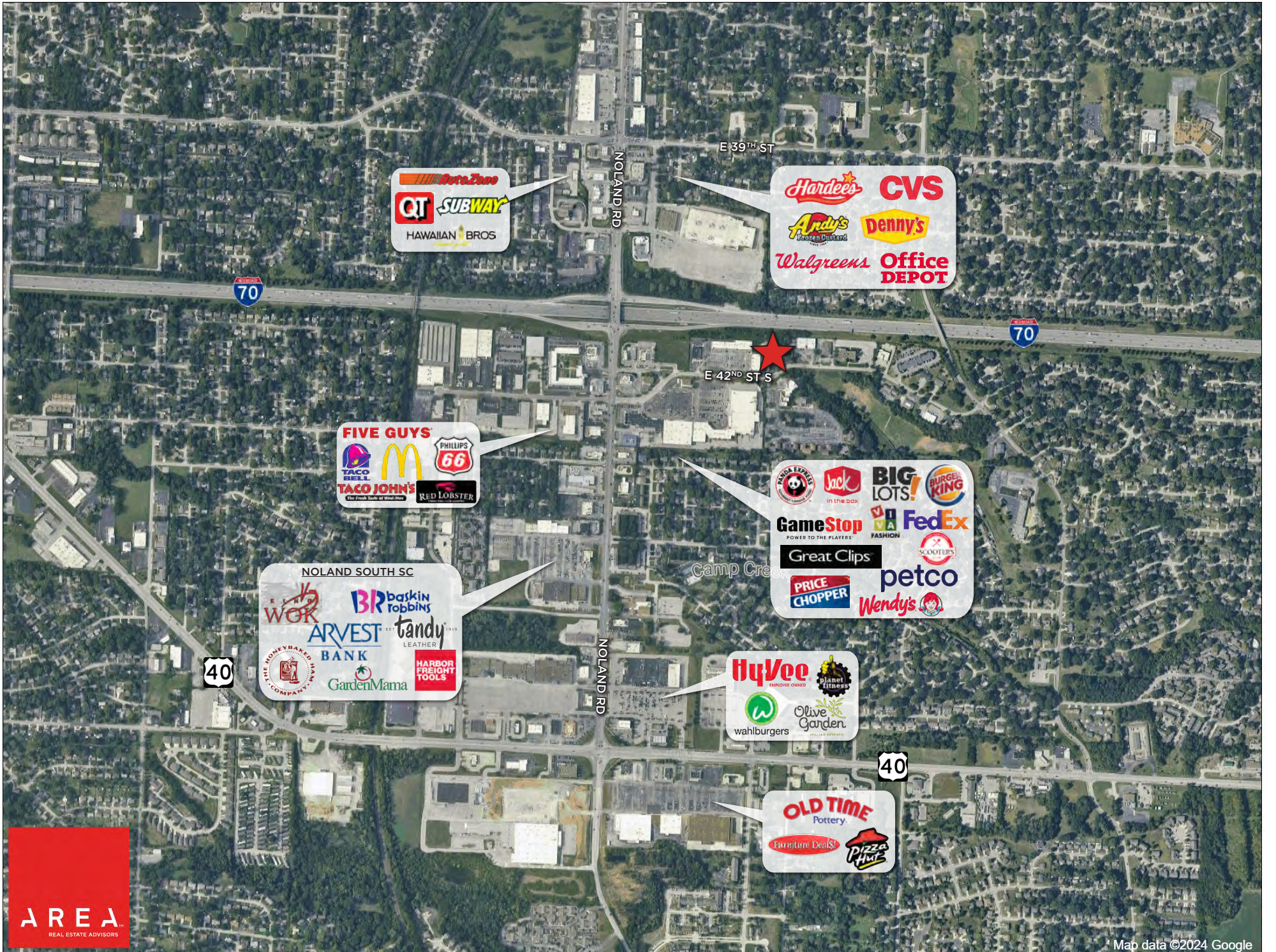
FIRST FLOOR PLAN:



BUILDING PHOTOS:

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AutoZone
 QT SUBWAY
 HAWAIIAN BROS

Hardee's CVS
 Andy's Frozen Custard Denny's
 Walgreens Office DEPOT

FIVE GUYS
 TACO JOHN'S
 McDonald's PHILLIPS 66
 RED LOBSTER

GameStop
 FedEx
 Great Clips
 PRICE CHOPPER
 petco
 Wendy's

NOLAND SOUTH SC
 WOK
 ARVEST BANK
 GardenMama
 tandy LEATHER
 HARBOR FREIGHT TOOLS

HyVee
 wahiburgers
 Olive Garden

OLD TIME Pottery
 Furniture Deals!
 PIZZA HUT



