

2,856 SF Flex Industrial Suite Available December 1st, 2026
6238 Merriam Dr. Merriam, KS 66203 | \$10.00 PSF + \$3.91 NNN



Merriam Triangle Business Park at I-35 & Shawnee Mission Pkwy
690 SF Office + 2,166 SF Warehouse with Dock High & Drive-In Loading



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- 200 Amp - Single Phase Power
- Shared Parking
- Security System in Place



690 SF Office

- Climate Controlled
- 2 Private Offices
- Reception / Open Area
- Restroom
- Access Front Parking & Warehouse

2,166 SF Warehouse

- (1) 10' x 12' Drive-In in Door
- (2) 10' x 10' Dock High Doors
- Clear Span
- 20' Clear in Center (18' on Sides)
- Heated
- Wash Area & Restroom

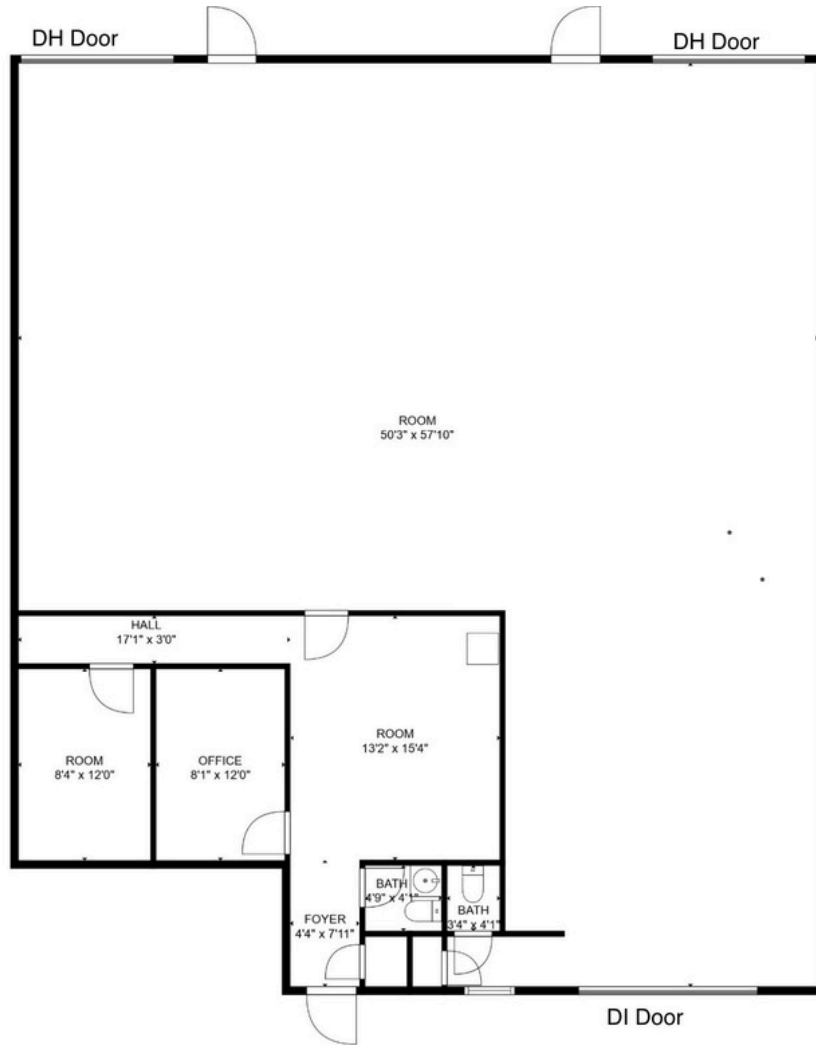


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