

**415 S. Kansas Avenue Olathe, KS 66061**

**For Sale | \$1,150,000**

**For Lease | 7,000 SF Available | \$10 PSF + \$2.88 NNN**



**Stand-Alone Flex Industrial Building For Lease w/ Large Parking Lot  
3 Total Drive-In Doors | (2) 14' Tall x 12' W | (1) 10' Tall x 12' W  
Building Has Been Completely Renovated!**

**Tenant Responsible For: CAM, All Utilities, HVAC, Trash, Snow, Lawn, Alley  
Maintenance, and Other Expenses**

**Contact Josh Haith for More Information or to Schedule a Tour**



**Josh Haith**  
**Josh@Haith.com**  
**O: (913) 888-3456 x 7**  
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**David Gunter**  
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**Jake LaFevers**  
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- 7,000 SF Total Including 1,650 SF Office Area
- Additional 1,650 SF Low Ceiling Mezzanine Storage Area
- $\$10 + \$2.88 = \$12.88$  PSF = \$7,513 Per Month
- (2) D.I. Doors 14' Tall x 12' Wide + (1) D.I. Door 10' Tall x 12' Wide
- 3 Bathrooms + Warehouse has Stubbed in Pipes for Bathroom
- New Roof in 2023 with Partial Siding
- 14' Clear Height in Warehouse
- New LED Lighting in Warehouse
- Power: 3 Phase 200 AMPs
- New Warehouse Heater
- Minimum 2-Year Lease
- Zoning is M-2
- Land is 17,424 SF (0.40 Acres)



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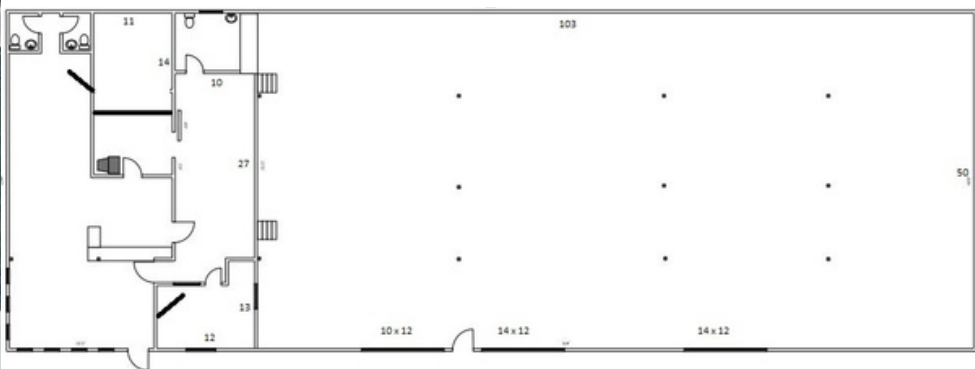
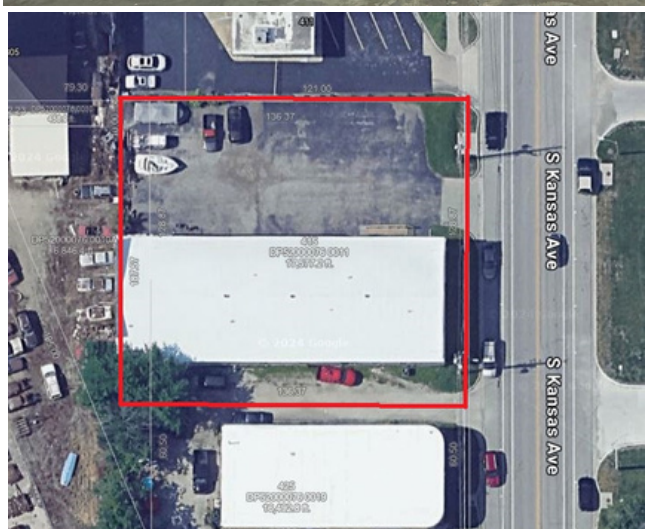
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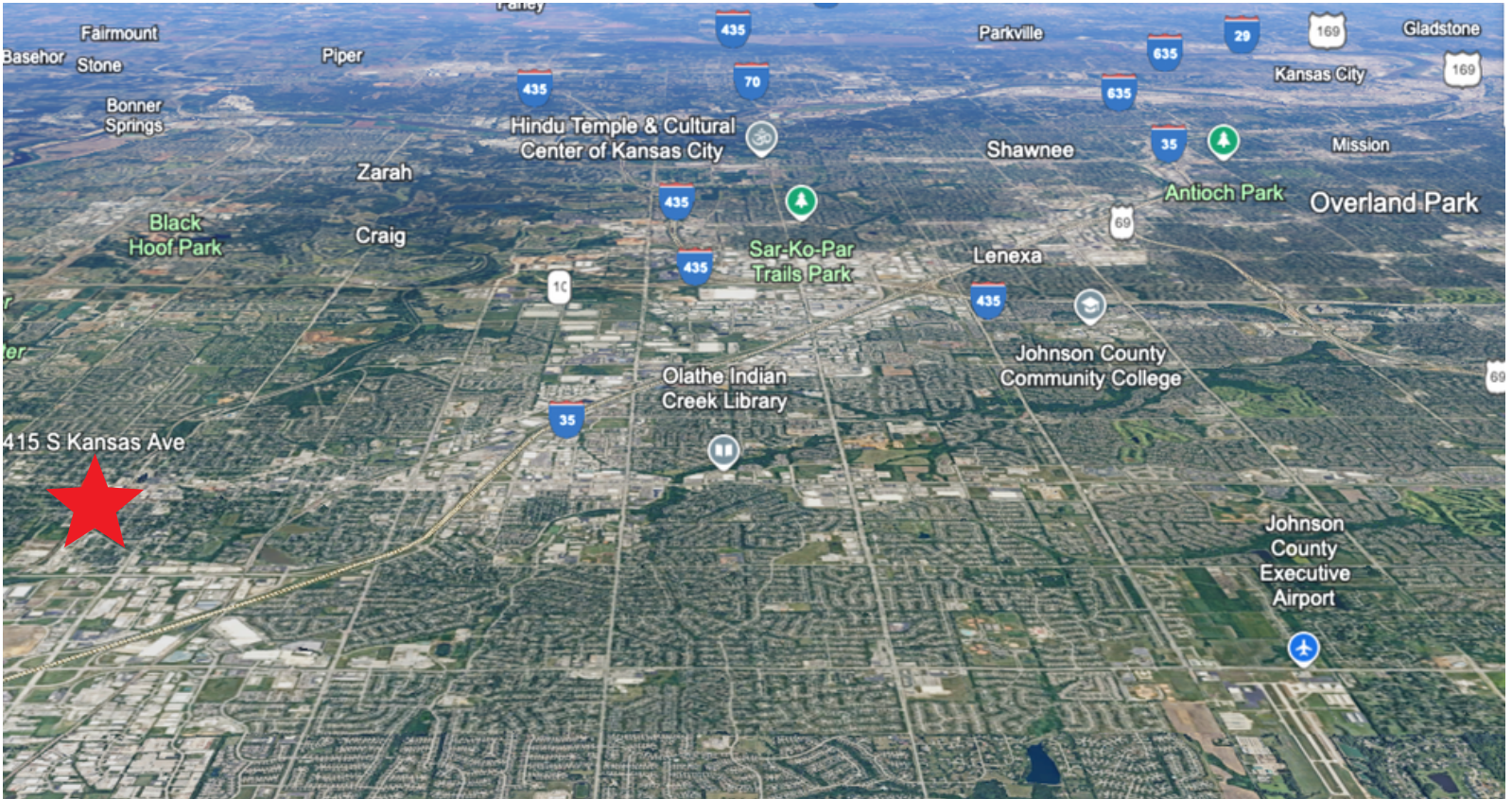


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Easy Access to I-35, Hwy 7 & Santa fe

|                 |           |
|-----------------|-----------|
| Downtown Olathe | 0.5 Miles |
| I-35            | 1.5 Miles |
| 7 Highway       | 0.7 Miles |

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