

415 S. Kansas Avenue Olathe, KS 66061

For Sale | \$1,150,000

For Lease | 7,000 SF Available | \$9.50 PSF + \$3.85 NNN



**Stand-Alone Flex Industrial Building
City Pre-Approved Fencing the Parking Lot for Outside Storage
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
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O: (913) 888-3456 x 7
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**David Gunter
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M: (913) 265-8029**

**Jake LaFevers
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- 7,000 SF Total Including 1,650 SF Office Area
- City Approved Outside Fenced Storage (130ft x 65ft)
- Additional 1,650 SF Low Ceiling Mezzanine Storage Area
- $\$9.50 + \$3.85 = \$13.35$ PSF = \$7,788 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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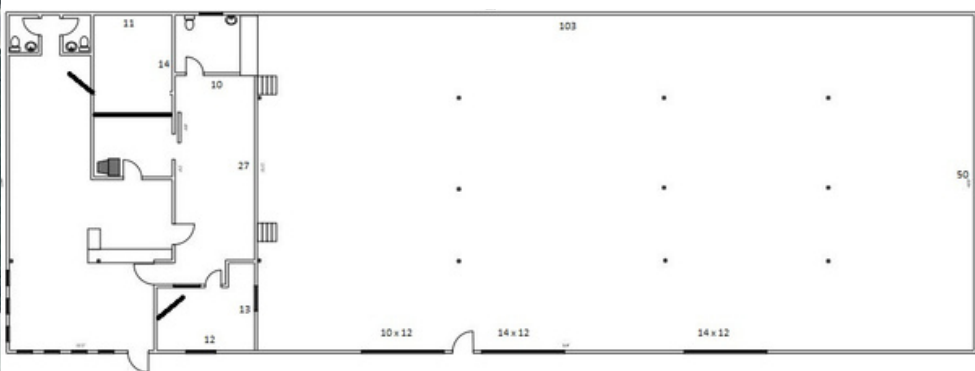
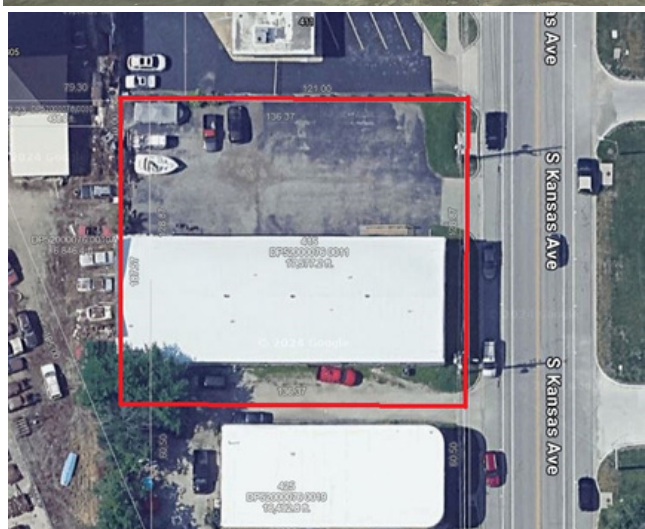
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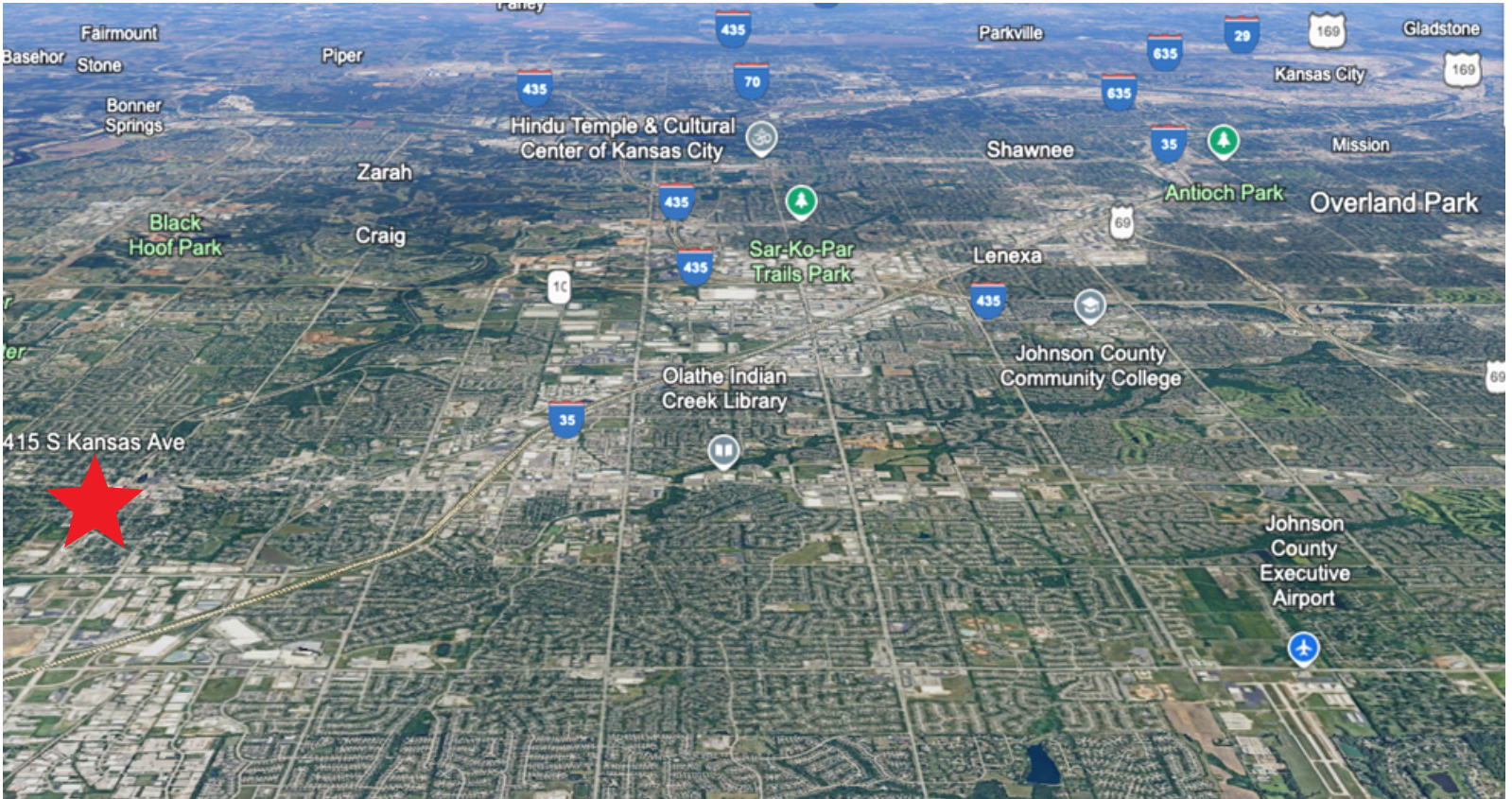


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Easy Access to I-35, Hwy 7 & Santa fe

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

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