

# Stand-Alone Flex Industrial Building For Lease | \$9.50 PSF + \$3.85 NNN 415 S. Kansas Avenue Olathe, KS 66061 | 7,000 SF Available



Newly Finished Fence & 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, & Other Expenses

Contact Josh Haith for More Information or to Schedule a Tour



Josh Haith  
Josh@Haith.com  
O: (913) 888-3456 x 7  
www.Haith.com

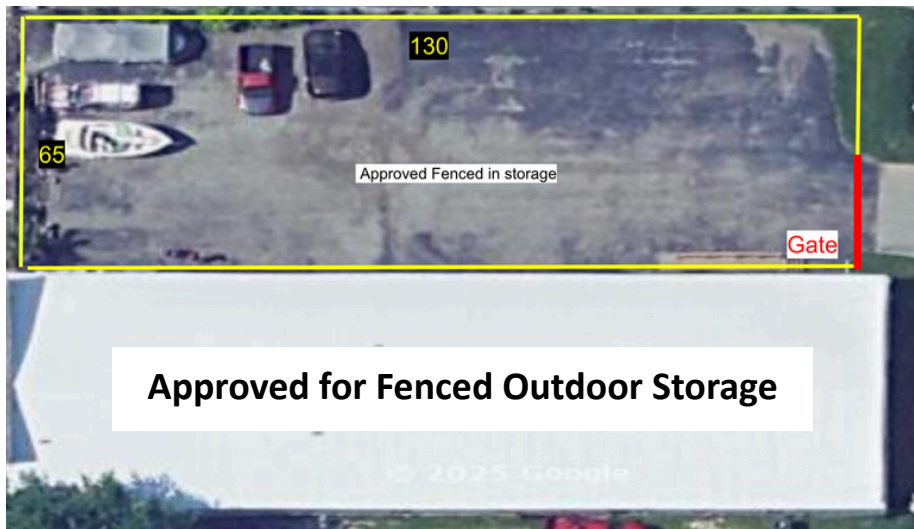
David Gunter  
DGunter@Haith.com  
O: (913) 888-3456 x 8  
M: (913) 265-8029

Jake LaFevers  
Jake@Haith.com  
O: (913) 888-3456  
M: (816) 642-7287

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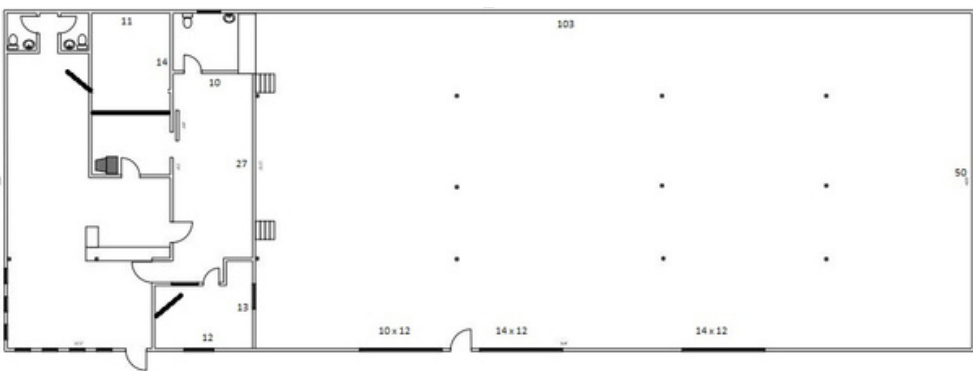
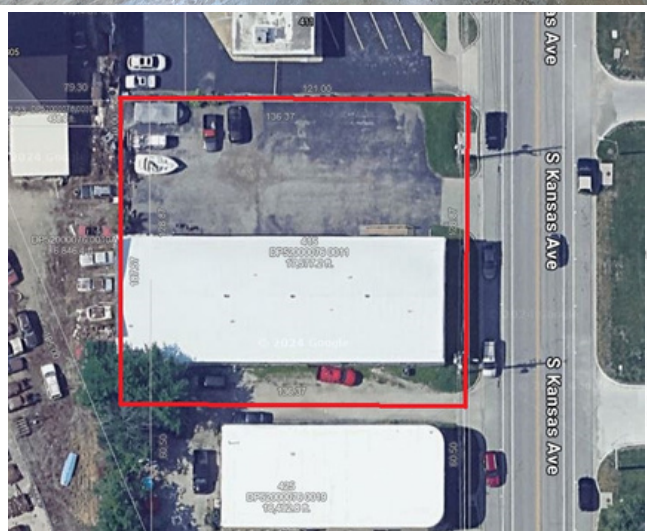


- 7,000 SF Total Including 1,650 SF Office Area
- City Approved Outside Fenced Storage (130ft x 65ft)
- \$9.50 + \$3.85 = \$13.35 PSF = \$7,788 Per Month
- (2) D.I. Doors 14' Tall x 12' Wide + (1) D.I. Door 10' Tall x 12' Wide
- 3 Bathrooms + Warehouse has Stubbed in Pipes for Bathroom
- Newly Finished Parking Lot & Fence
- 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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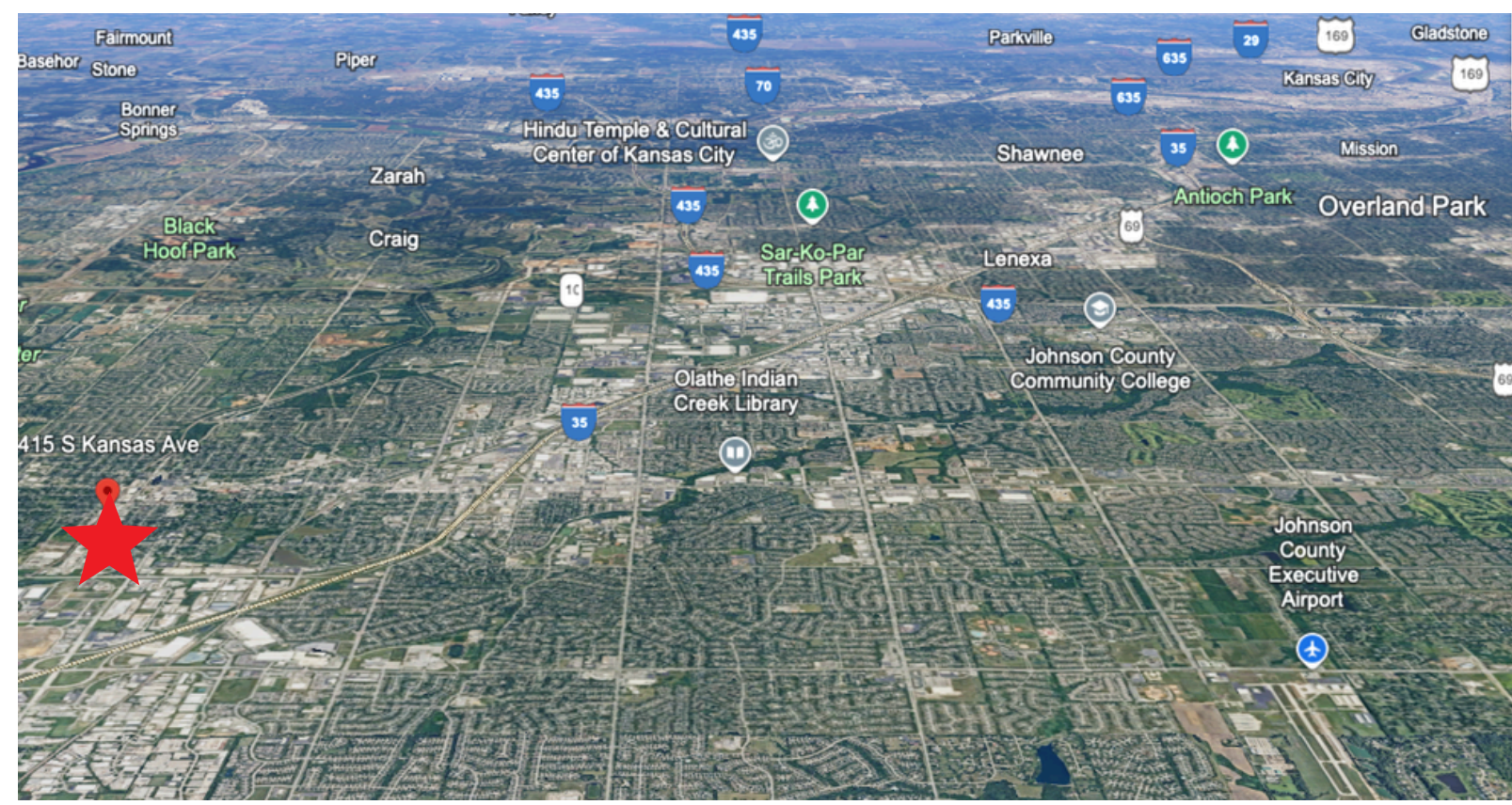
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### Easy Access to I-35, Hwy 7 & Santa fe

<b>Downtown Olathe</b>	<b>0.5 Miles</b>
<b>I-35</b>	<b>1.5 Miles</b>
<b>7 Highway</b>	<b>0.7 Miles</b>

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