



For Lease

415 SOUTH KANSAS AVENUE

Olathe, KS 66061

CHRISTIAN WEAD

P: 816.412.8472

E: cwead@blockllc.com

MASON CLOSE

P: 816.410.9608

E: mlclose@blockllc.com

Block Real Estate Services, LLC | www.blockllc.com | 4622 Pennsylvania Ave Suite 700, Kansas City, MO 64112 | 816.756.1400

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BLOCK
REAL ESTATE SERVICES, LLC



PROPERTY HIGHLIGHTS

- Rare +/-7,000 SF Free-Standing, Newly Renovated with +/-1,650 SF of Office Space on 0.4 Acres
- Move-In Ready Industrial/Flex Building with Secure Outdoor Storage Potential
- Recent Renovations include New Roof in 2023, New Warehouse Heater, Completely Re-done Office Area, Resurfaced and Striped Parking Lot, and More
- Easy Access to I-35, K-7, and Santa Fe Corridor
- Ideal for Contractors, Service Companies, Distribution & Light Manufacturing

OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Number of Units:	1
Available SF:	7,000 SF
2026 OPEX:	\$4.03
Loading:	3 Drive-Ins
Clear Height:	14'



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BUILDING SPECIFICATIONS

415 SOUTH KANSAS AVENUE

Address:	415 South Kansas Avenue, Olathe, KS 66061	Roofing:	New Roof in 2023
Size:	7,000 SF	Electric Service:	New LED lighting in warehouse 3 Phase 200 Amp power
Office Space:	1,650 SF	Loading:	3 drive-ins Two are 12'x14' One is 12'x10'
Lot Size:	0.4 Acres	Zoning:	M-2 (General Industrial)
Year Built:	1950	Heat:	New warehouse heater
Drive-In Doors:	3	Net Charges: (2026 Estimates)	\$4.03
Ceiling Height:	18'		



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ADDITIONAL PHOTOS



415 SOUTH KANSAS AVENUE



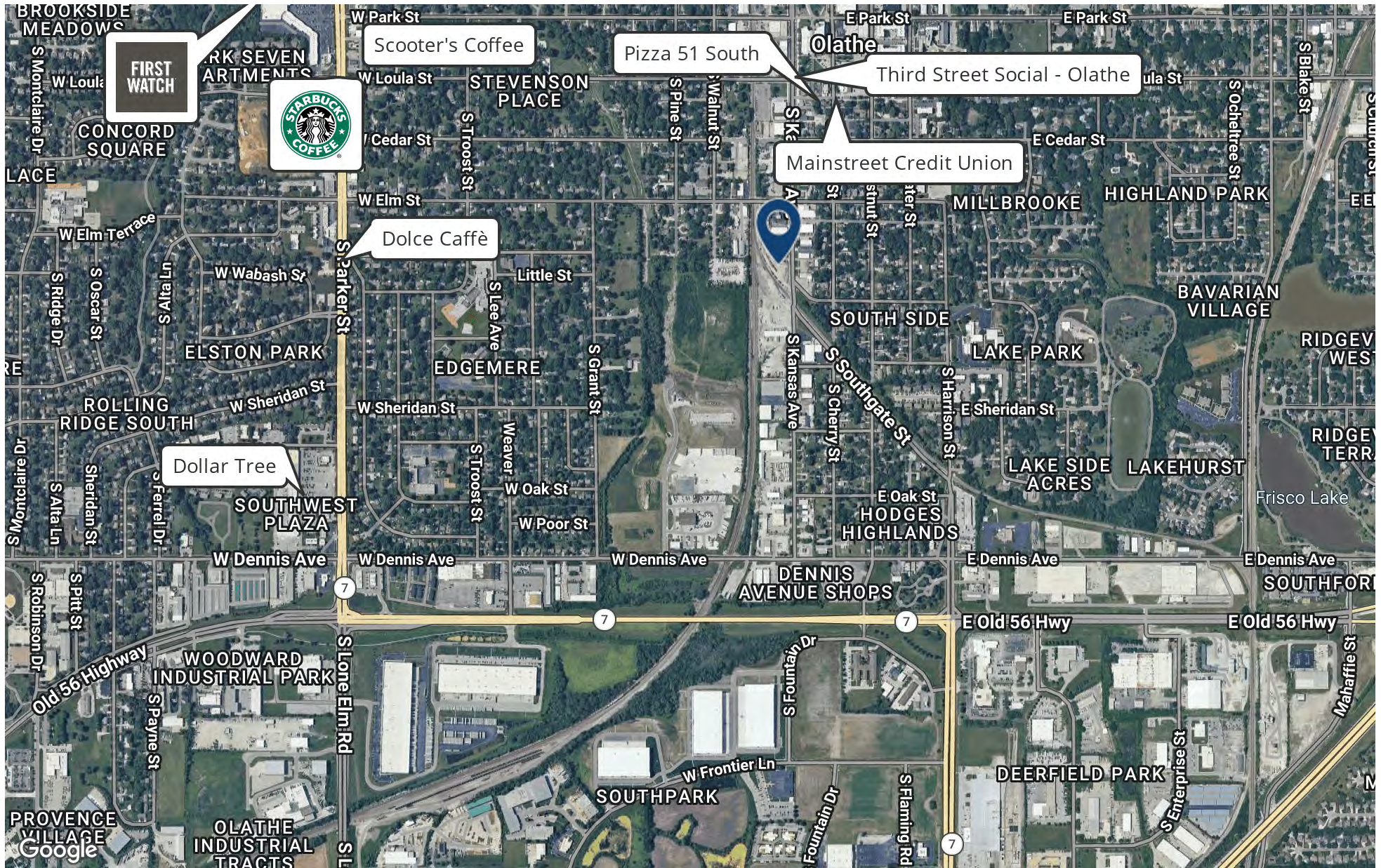
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