

FOR SALE > INDUSTRIAL BUILDING

1707 East 123rd Terrace

OLATHE, KANSAS



BUILDING FEATURES

- > **TOTAL BUILDING AREA:** 9,750± SF
 - > **OFFICE:** 4,875± SF
- > **LAND AREA:** 1.08 acres
- > **OUTDOOR STORAGE:** Currently 3,000 SF fenced lot (expandable)
- > **YEAR BUILT:** 1988
- > **CONSTRUCTION TYPE:** pre-engineered metal; steel frame
- > **LOADING:** 1 dock-high; 2 drive-ins
- > **CLEAR HEIGHT:** 15' - 17'
- > **ELECTRICAL SERVICE:** 300a/240v/3 phase
- > **SPRINKLER SYSTEM:** none
- > **PARKING:** 30 spaces
- > **ZONING:** M-2
- > **SALE PRICE:** \$925,000
- > **TAXES:** \$18,417
- > **AVAILABILITY:** October 2018 as current owner is building a new facility

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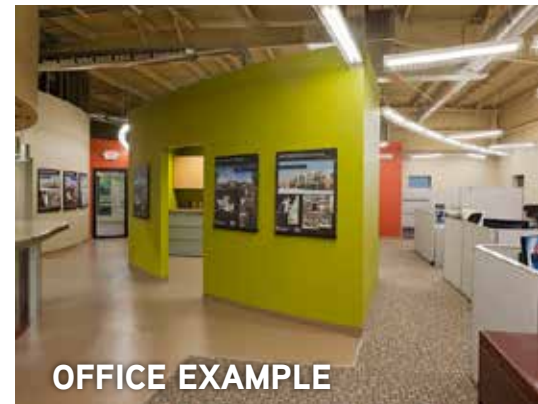
1700 EAST 123RD STREET



LOADING



ENTRY



OFFICE EXAMPLE



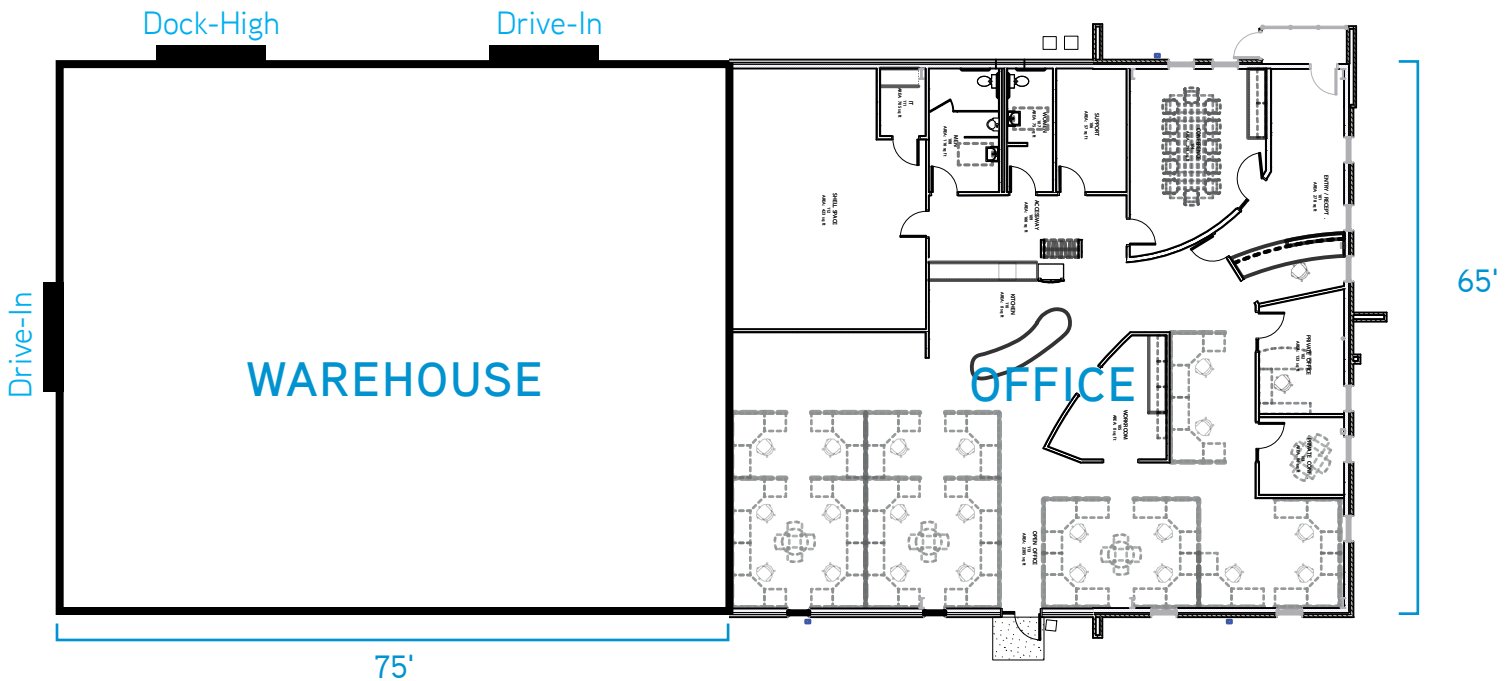
CONFERENCE ROOM



BREAK ROOM



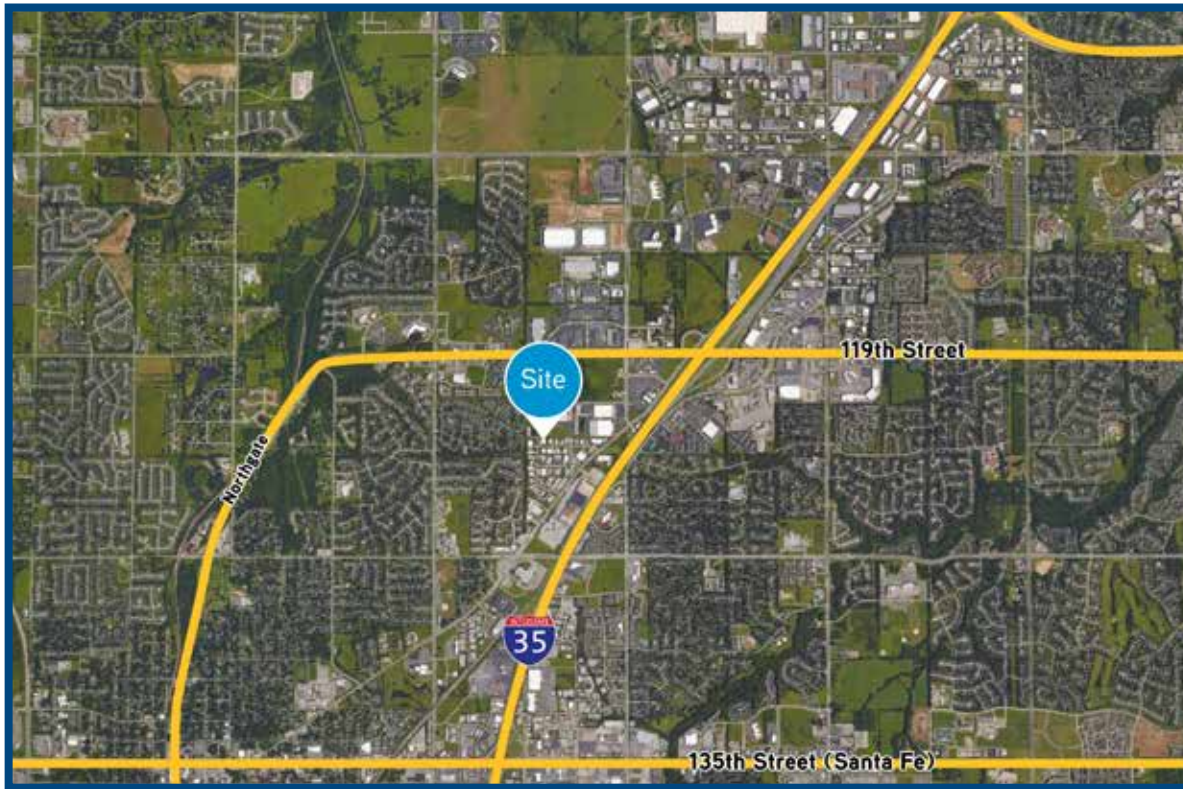
WAREHOUSE



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1707 EAST 123RD TERRACE > AERIALS



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