FOR SALE OR LEASE > INDUSTRIAL BUILDING **315 N Lindenwood** OLATHE, KANSAS





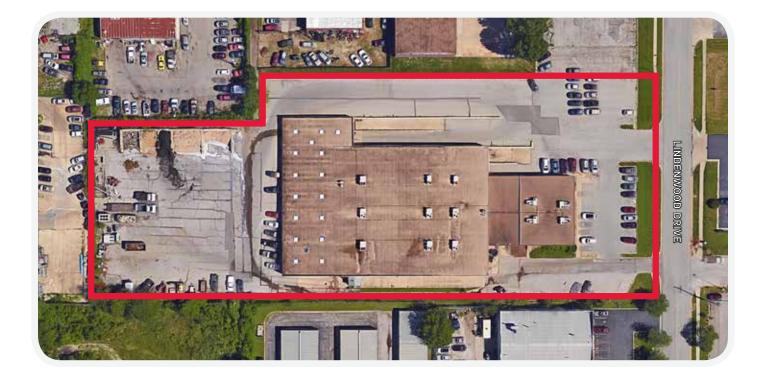
PROPERTY FEATURES

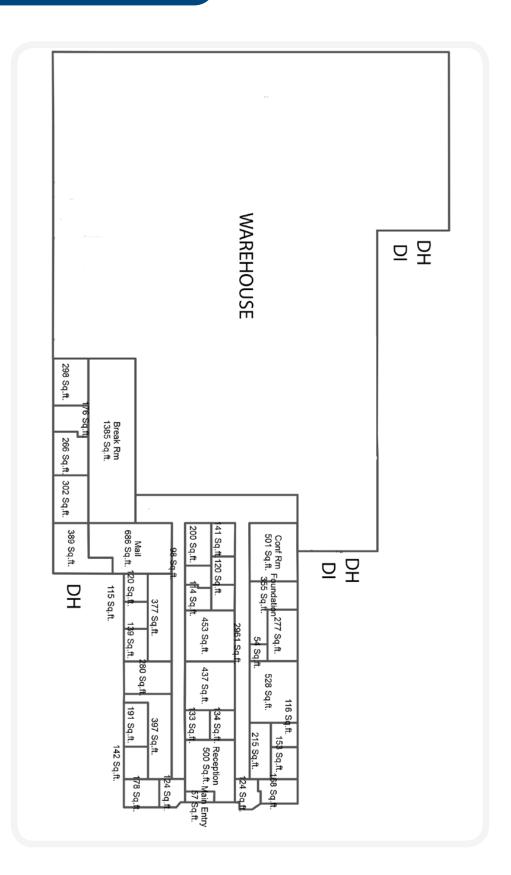
- > TOTAL BUILDING AREA: 40,641 SF > 10,000± SF office
- > YEAR BUILT: 1974
- > SITE: 3.48 acres total (0.8 acre yard area fenced and paved)
- > ZONING: M-2
- > SPRINKLER SYSTEM: Wet
- > **PARKING:** 65 spaces (additional parking available in west lot)
- > CLEAR HEIGHT: 12'
- > ROOF: Flat/Composition

- > ELECTRIC: 1600 AMP 480/277 V
- > STRUCTURAL FRAME: Steel frame and masonry
- > EXTERIOR WALLS: Concrete block and brick veneer
- > LOADING: 3 dock-high doors; 2 drive-in doors
- > LIGHTING: LED
- > LOCATION: Olathe, Kansas with easy access to I-35 via 135th Street interchange
- > SALE PRICE: \$1,825,000 (\$44.91 PSF)
- > LEASE RATE: \$5.50 PSF gross industrial

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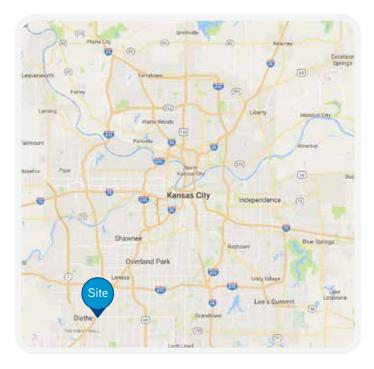






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