

FOR SALE OR LEASE > INDUSTRIAL BUILDING

315 N Lindenwood

OLATHE, KANSAS



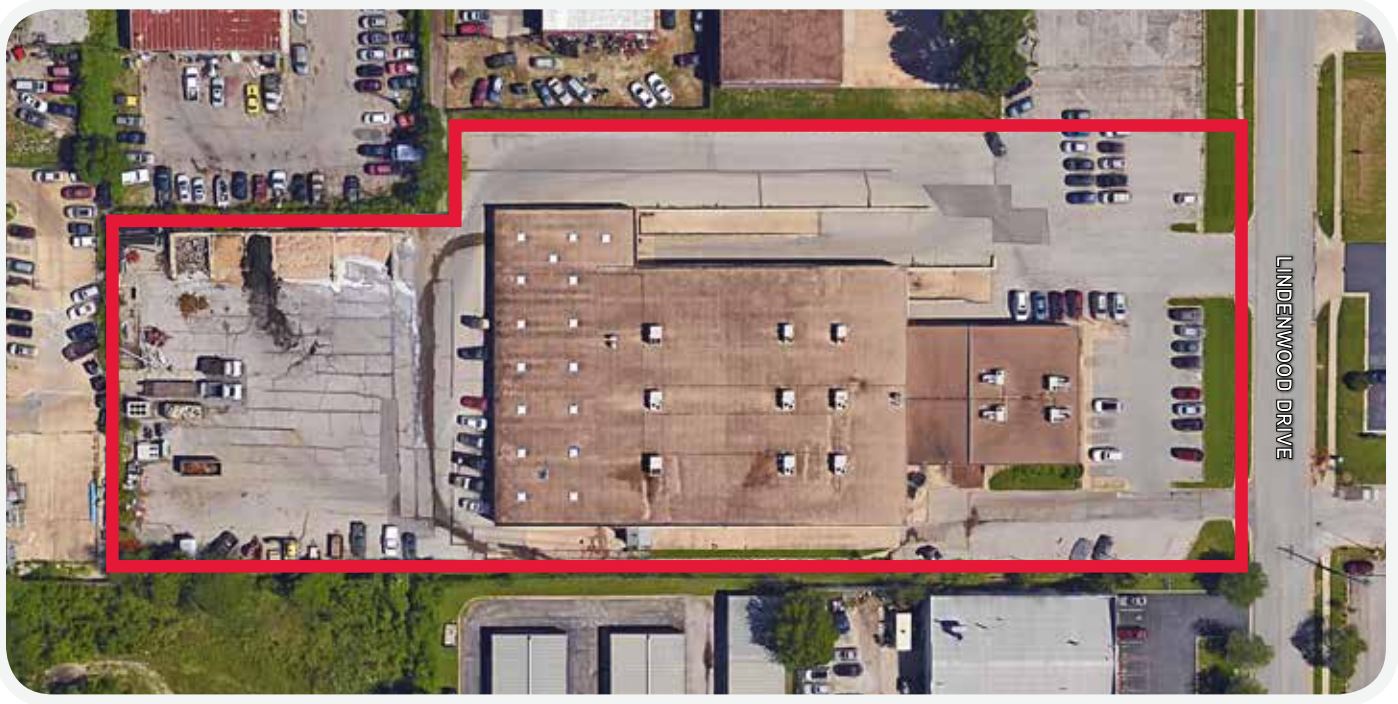
PROPERTY FEATURES

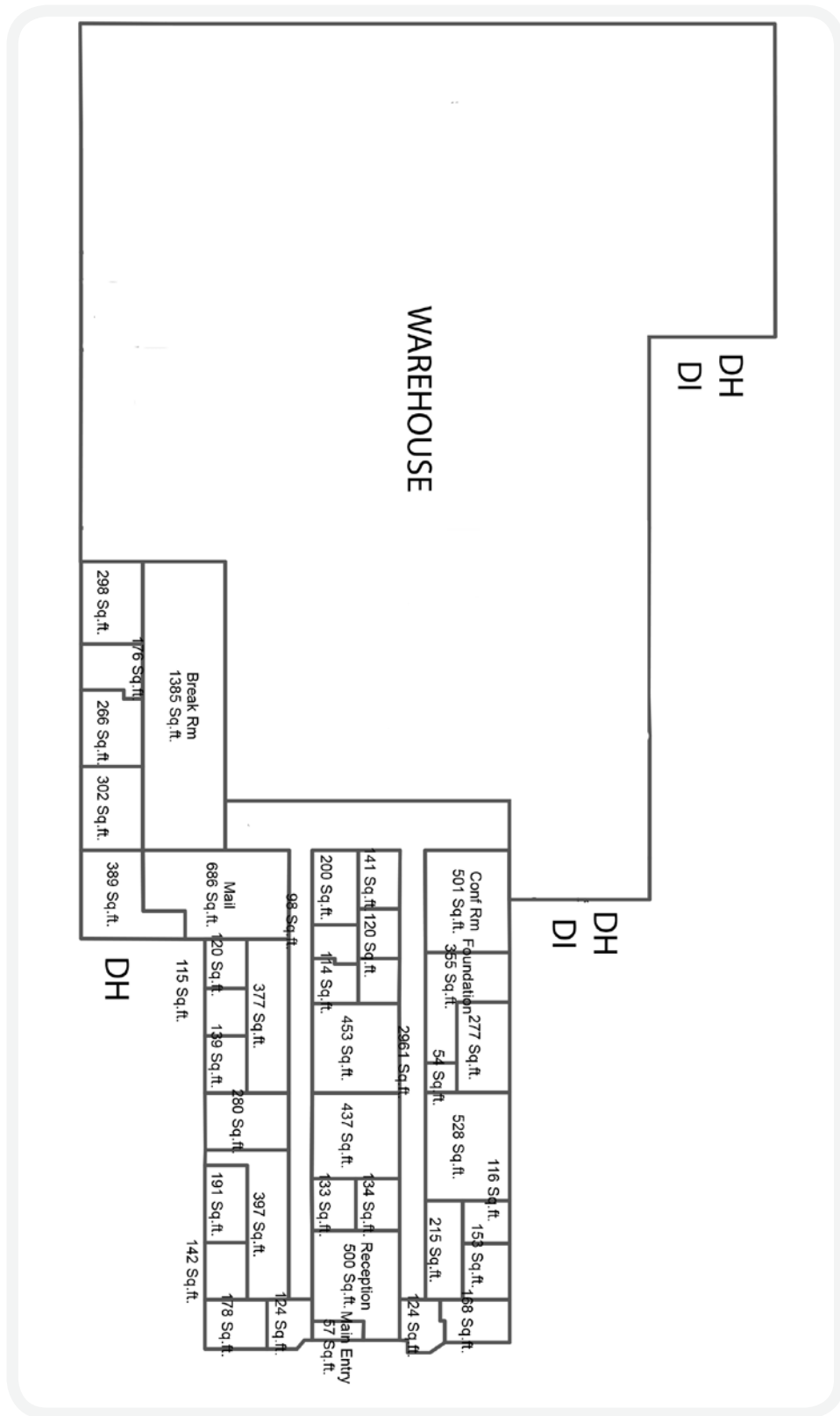
- > **TOTAL BUILDING AREA:** 40,641 SF
 - > 10,000± SF office
- > **YEAR BUILT:** 1974
- > **SITE:** 3.48 acres total (0.8 acre yard area fenced and paved)
- > **ZONING:** M-2
- > **SPRINKLER SYSTEM:** Wet
- > **PARKING:** 65 spaces (additional parking available in west lot)
- > **CLEAR HEIGHT:** 12'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

JOHN STAFFORD SIOR
+1 816 556 1184
KANSAS CITY, MO
john.stafford@colliers.com

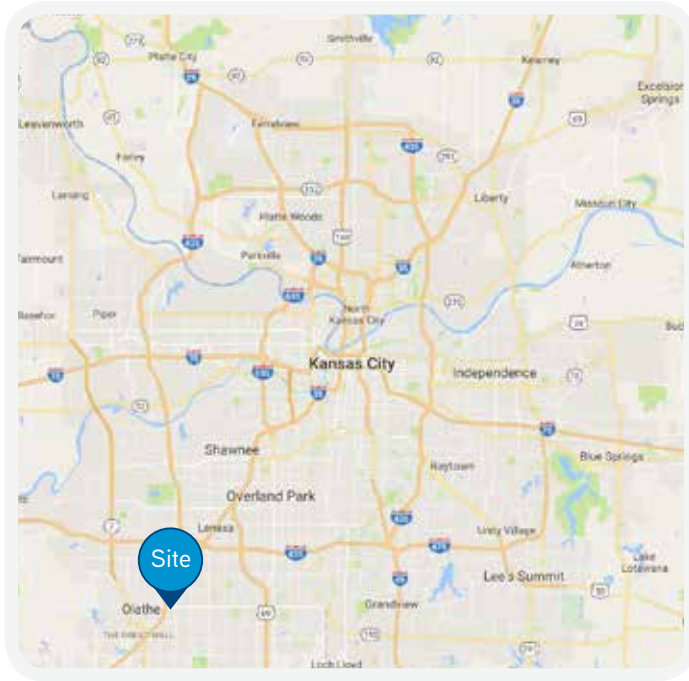
TOM HAVERTY
+1 816 556 1105
KANSAS CITY, MO
tom.haverty@colliers.com

COLLIERS INTERNATIONAL
4520 Main Street, Suite 1000
Kansas City, MO 64111
www.colliers.com





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