

INDUSTRIAL BUILDING FOR LEASE | 1137 West Pittman, Olathe, KS 66061



- + Constructed in 2020
- + 15,000 SF building (120' x 125') on 1.3 acres with 21 outside parking spaces & 12,000 SF outside storage
- + Zoned MP-2, suitable for manufacturing & warehouse
- + 2,563 SF office with two restrooms
- + 28' clear height
- + Sprinkled (ESFR)
- + Crane-ready for 20' hook height
- + Two 24' x 16' drive-in doors
- + 600A 480/277 3Ph power
- + 25' x 60' column spacing
- + 2,500 SF mezzanine storage

LEASE RATE: \$13/SF NNN

Nets:

Taxes: \$4,800 (annually until 2030)

Insurance: \$.52/SF

CAM: Self performed

(90% tax abatement for five years)

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FISHMAN
COMMERCIAL REAL ESTATE



Motion Activated LEDs

Infrared Heat

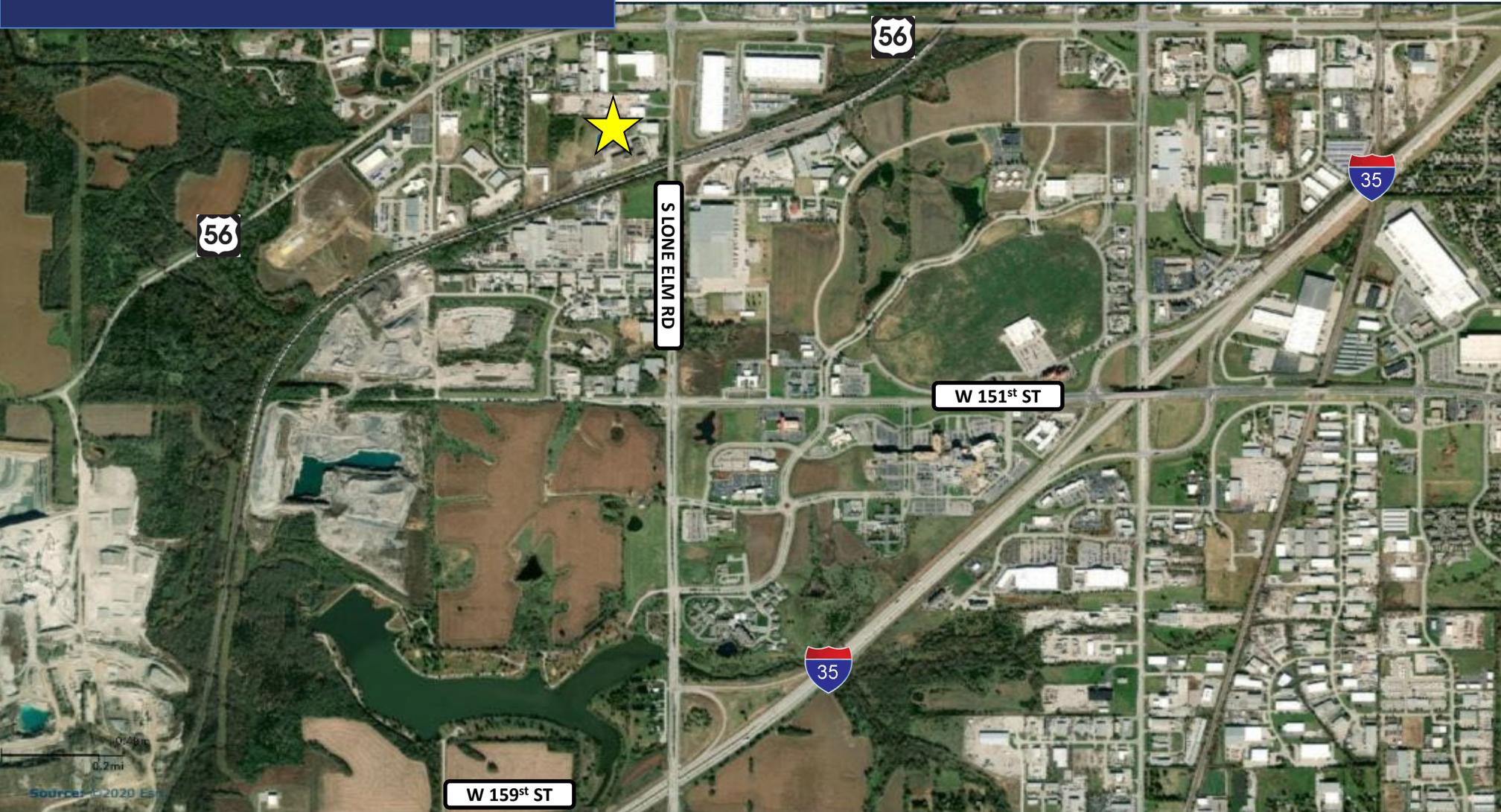


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Aerial



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