

Flex Industrial Suites for Lease at I-35 & 135th St.

1529 E. Spruce St. Olathe, KS 66061 | \$12 PSF + \$3.40 NNN



Suite A - 3,500 SF inc. 1,250 SF Office @ \$12 PSF + \$3.40 NNN = \$4,492 Per Month
Suite B - 1,500 SF inc. 500 SF Office @ \$12 PSF + \$3.40 NNN = \$1,925 Per Month
Suite C - 1,250 SF inc. 200 SF Office @ \$12 PSF + \$3.40 NNN = \$1,605 Per Month



Suite B & C Can Be Leased Together
Shared Parking Lot
Climate Controlled Warehouse
No Fire Sprinkler
10' Clear Height Minimum
3 Phase Power - 150 amps - 240 Volt
1-Year Minimum
M1 Zoning Restricted Industrial District

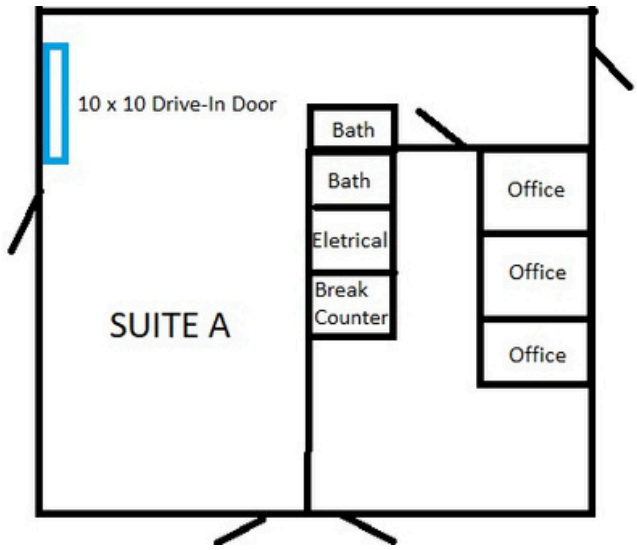
Josh Haith
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O: (913) 888-3456 x 7
www.Haith.com

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Suite A | 3,500 SF | \$12 PSF + \$3.40 NNN = \$4,492 Per Month



- 3,500 Total SF w/ ~1,250 SF Office
- 10' x 10' Drive-In Door
- 10' Clear Height

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Suite B | 1,500 SF | \$12 PSF + \$3.40 NNN = \$1,925 Per Month



- 1,500 Total SF w/ ~500 SF Office
- 10' x 10' Drive-In Door
- 12' Clear Height

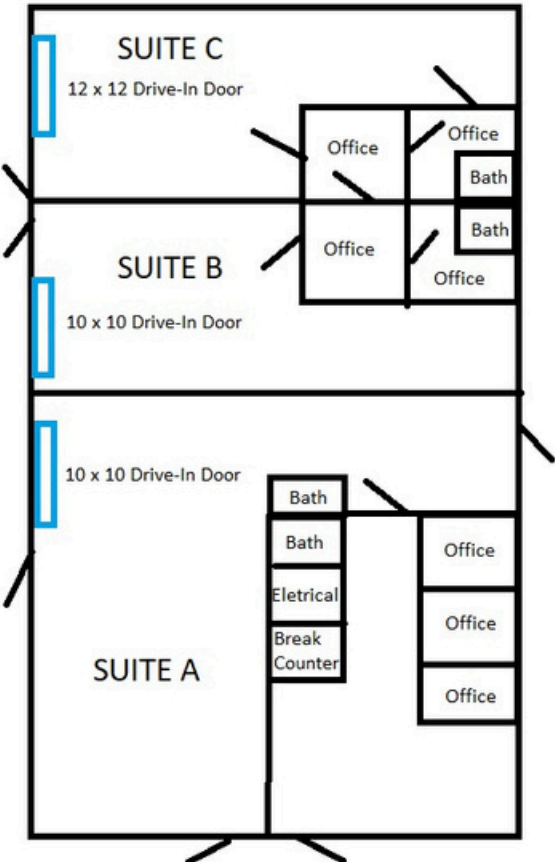




- 1,250 Total SF w/ ~200 SF Office
- 12' x 12' Drive-In Door
- 12' Clear Height

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