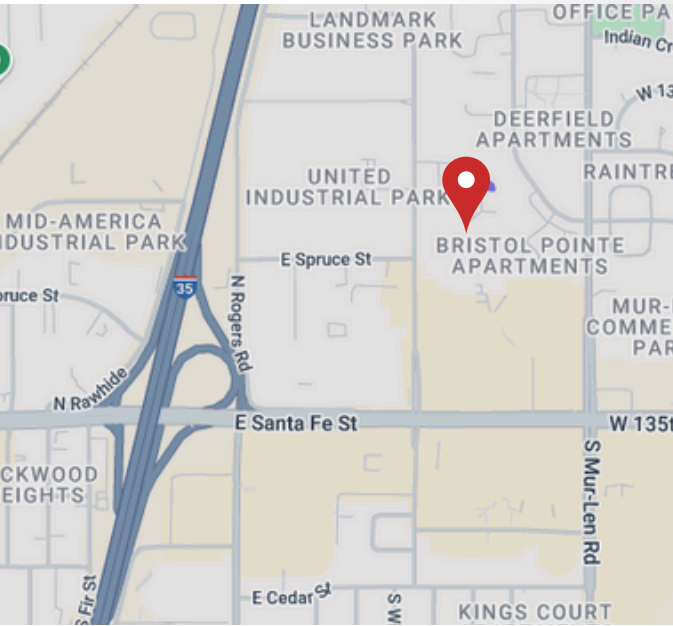


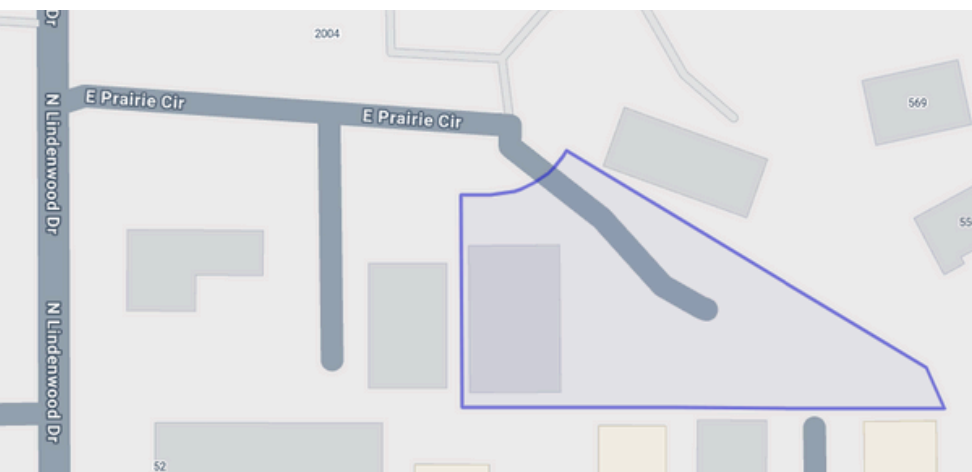
FOR SALE

2013 E. PRAIRIE CIRCLE, OLATHE, KS 66062



PROPERTY HIGHLIGHTS

- Free standing light industrial property
- Temperature controlled warehouse
- Warehouse features at least one office, multiple storage areas, mezzanine space and warehouse restroom
- Two 12' x 12' drive-in doors and one 8' x 10' dock High door
- Nicely finished office space with two private offices, open bullpen area, reception area, one office restroom, and one private restroom
- 15' ceiling height
- Standing seam metal roof
- HVAC replaced May 2018 and serviced twice/year since then
- Built in 1989
- 3-phase power



OFFERING SUMMARY

BUILDING SIZE: 5,665 SF

LOT SIZE: 0.8 Acres

YEAR BUILT: 1989

ZONING: M2 General Industrial District

OFFERING PRICE: \$950,000



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EXTERIOR



**OFFICE
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