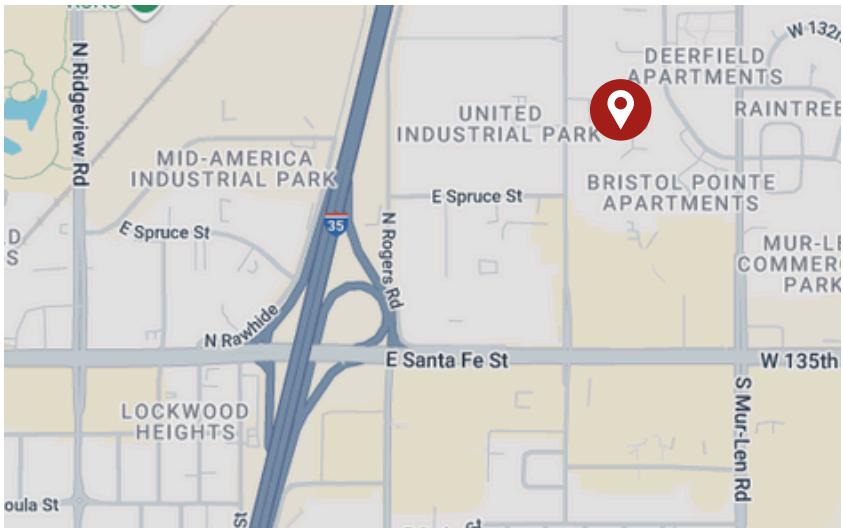


FOR LEASE

2010 E. SPRUCE CIRCLE, OLATHE, KS 66062

PROPERTY HIGHLIGHTS

- 6,750 total sq. ft.
- \$10.70/sq. ft. NNN
- Insurance & taxes approx. \$2.75/sq ft.
- New 60 Mill TPO Roof 2025
- New office HVAC unit.
- Warehouse HVAC systems serviced November 2025.
- Approx. 5,250 sq ft temperature controlled warehouse.
- Three 12' drive-in doors.
- Free-span warehouse with 14' ceiling height at peak.
- Warehouse office with separate man door access.
- Warehouse restroom.
- Paint booth.
- Separate work room with interior overhead door.
- Large warehouse break area easily accessed from office could serve as conference or break room if needed.
- Three private offices and one office restroom.



Byers Commercial



OFFERING SUMMARY

BUILDING SIZE: 6,750 SF

LOT SIZE: 0.49 Acres

YEAR BUILT: 1984

ZONING: M2 General Industrial District

LEASE RATE: \$10.70/sq. ft. NNN

PAUL BYERS

913-909-9700

byerscommercial@gmail.com



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