

INDUSTRIAL BUILDING FOR LEASE | 1161 West Pittman, Olathe, KS 66061



- + 20,000 SF Warehouse
- + 2,500 SF office with 3 restrooms
- + 28' clear height
- + Two 5-ton Cranes
- + One 12'x14' Overhead Door
- + Two 24'X16' Overhead Doors
- + 600 Amps 480 3 Phase
- + .75 Acre Paved Fenced Yard

LEASE RATE: \$13/SF NNN

Nets:

Taxes: \$5,415 (annually until 2030)

Insurance: \$.44/SF

CAM: Self performed

(90% tax abatement for five years)

Lynn Holcomb, SIOR

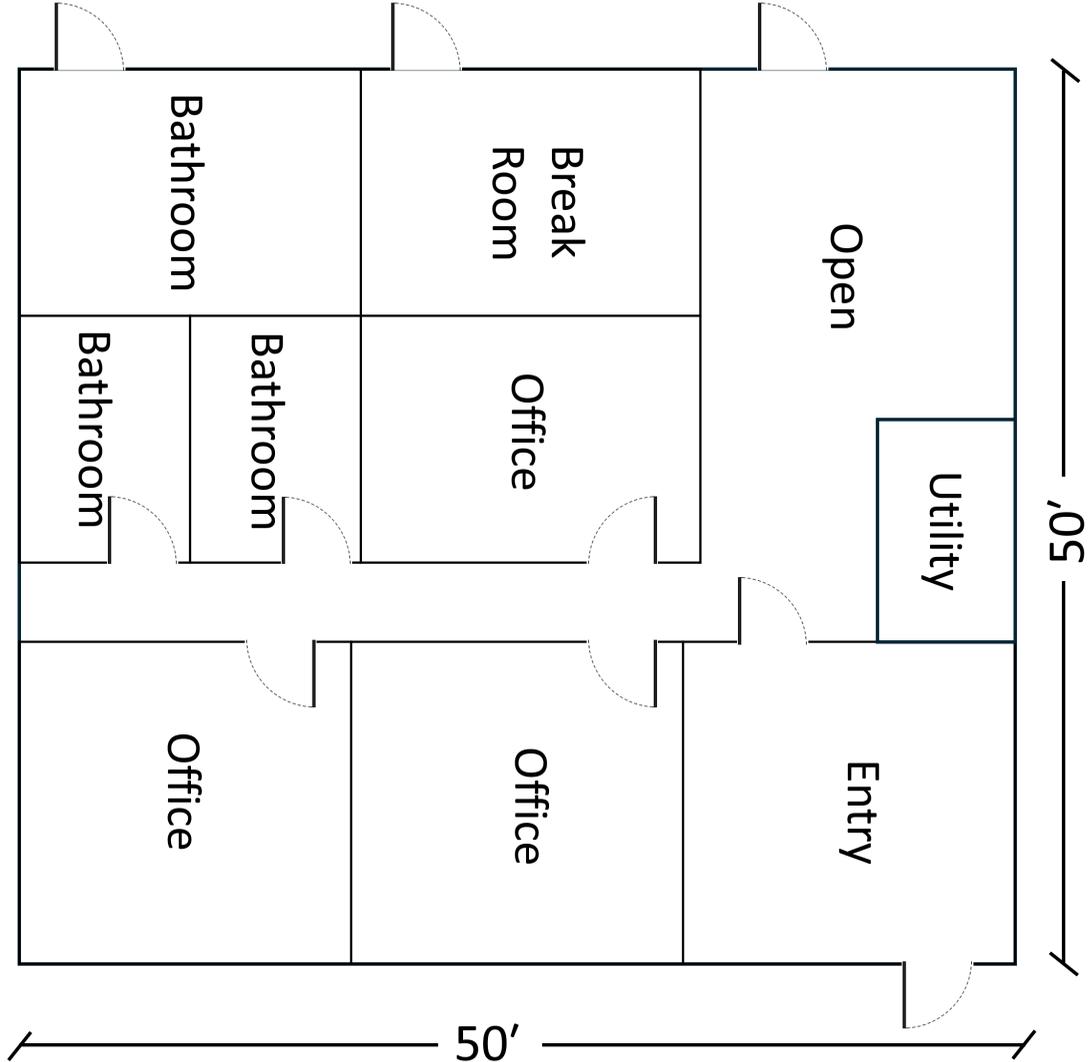
lholcomb@fishmancommercial.com
913.747.3301 O | 816.289.1526 C

Ryan Holcomb

rholcomb@fishmancommercial.com
913.747.3321 O | 913.526.2904 C



Office Space Floorplan



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Fire & Security Alarms



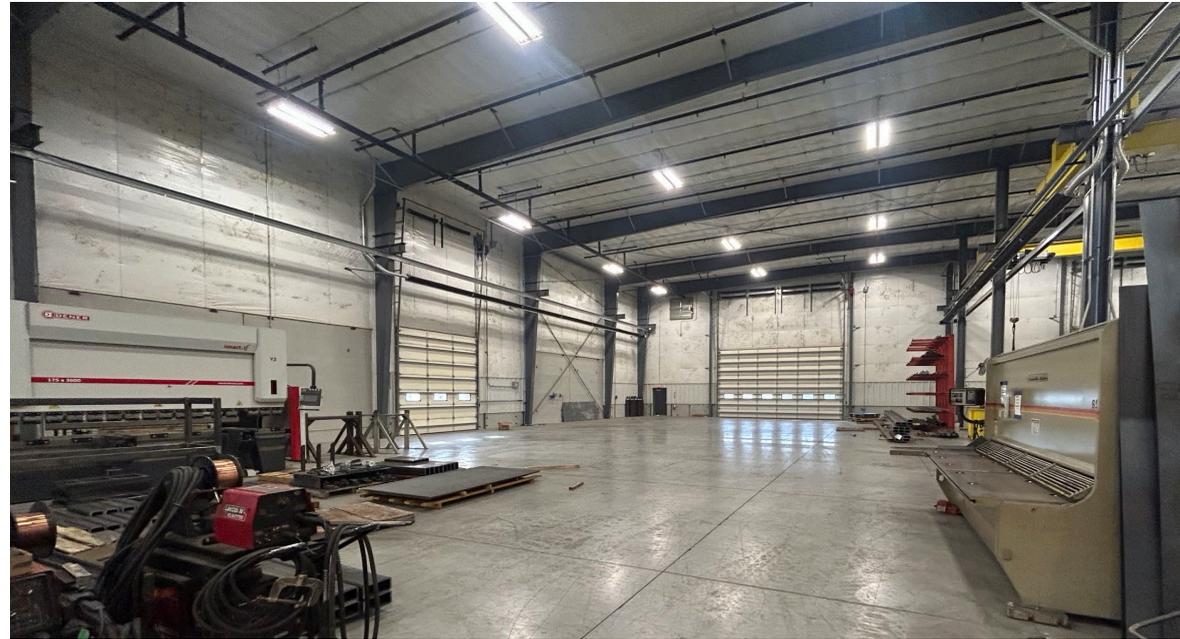
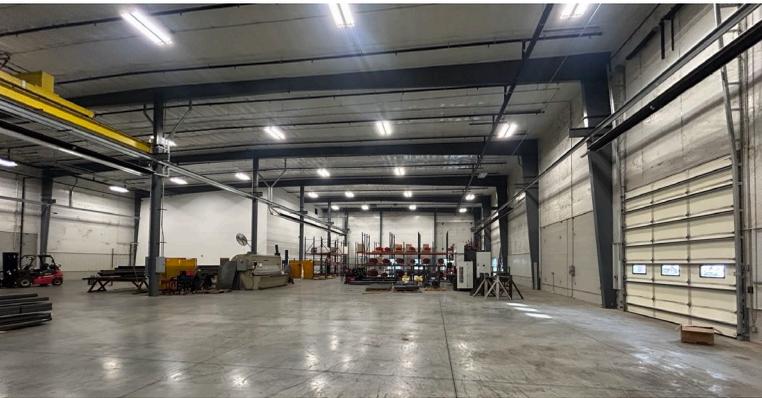
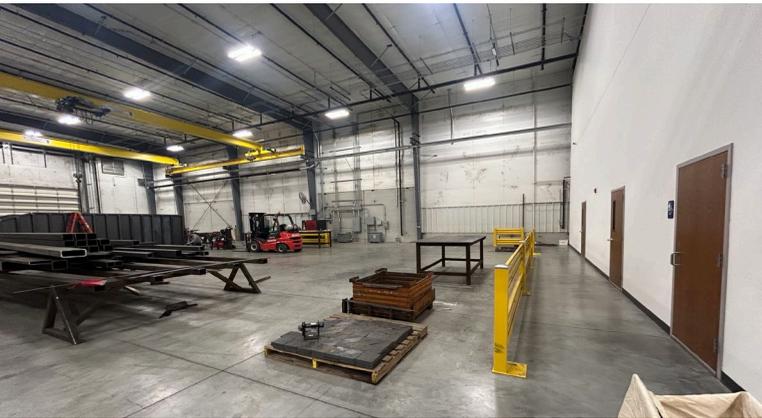
Distributed Power

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Motion Activated LED Warehouse Lights



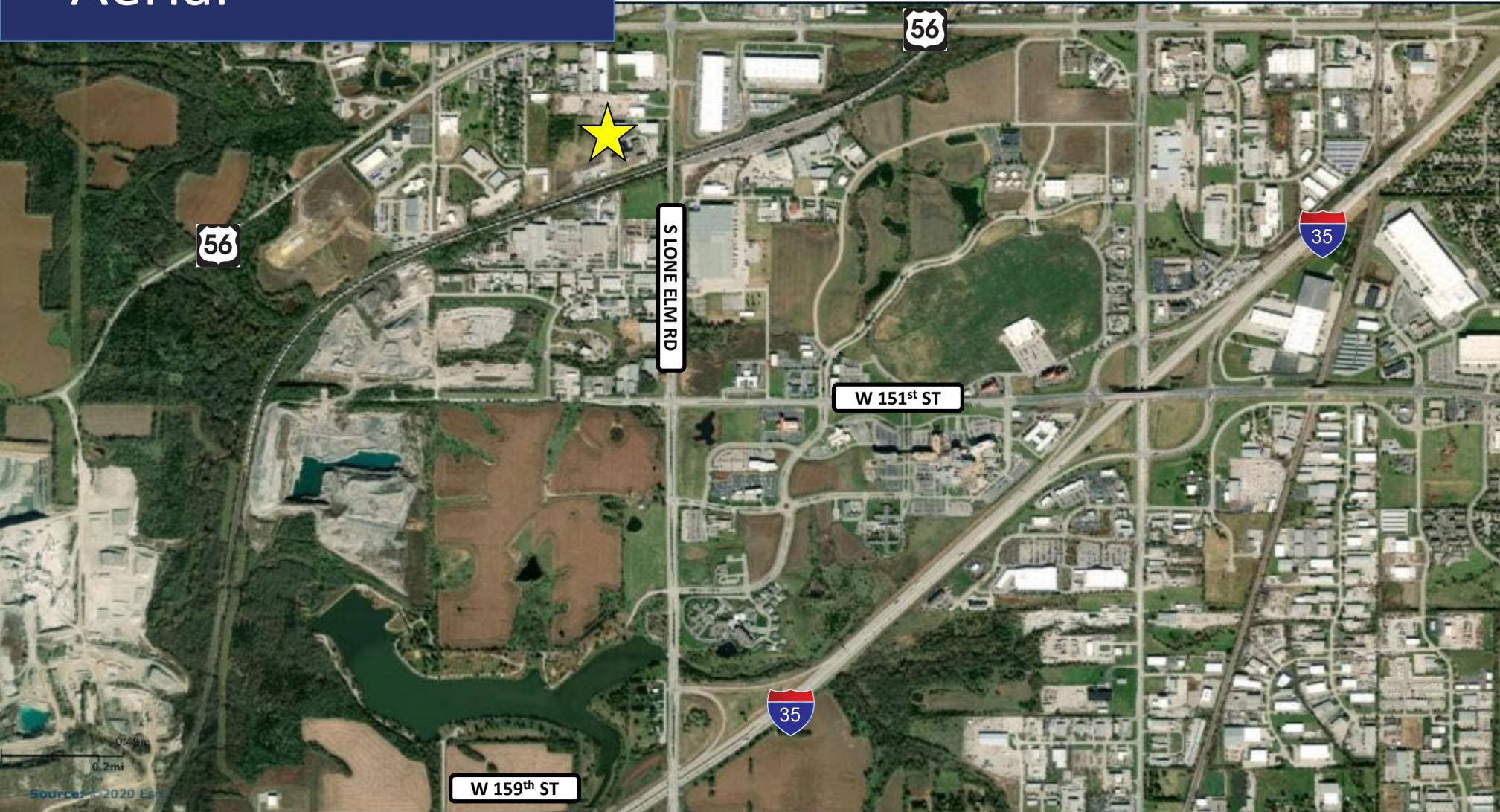
Infrared Warehouse Heat

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Aerial



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