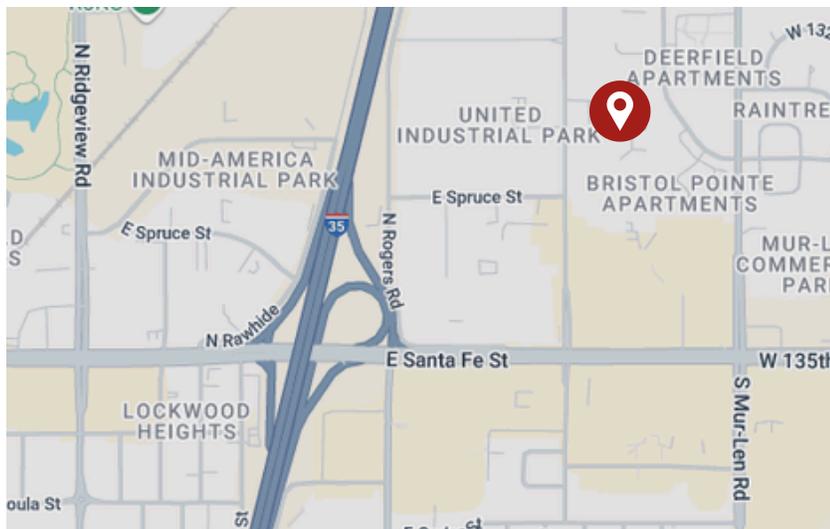


FOR SALE OR LEASE

2010 E. SPRUCE CIRCLE, OLATHE, KS 66062

PROPERTY HIGHLIGHTS

- 6,750 total sq. ft.
- Offering Price \$875,000
- \$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



PAUL BYERS

913-909-9700

byerscommercial@gmail.com

OFFERING SUMMARY

BUILDING SIZE:	6,750 SF
LOT SIZE:	0.49 Acres
YEAR BUILT:	1984
ZONING:	M2 General Industrial District
OFFERING PRICE:	\$875,000
LEASE RATE:	\$10.70/sq. ft. NNN



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