

FOR LEASE SHOWROOM/WAREHOUSE | 421 North Rawhide, Olathe, KS 66061

Additional Signage Visible to 109,000 CPD on I-35

Tenant signage
here

NETS • CARI HARDWOODS • TILE • GRANITE COUNTERS

- 21,000 SF freestanding building excellent showroom / WH space with mezzanine

LEASE RATE: \$8.00/SF NNN (Nets: Tax & Insurance \$1.31/SF) CAM paid by tenant/self performed

Justin Kaufmann

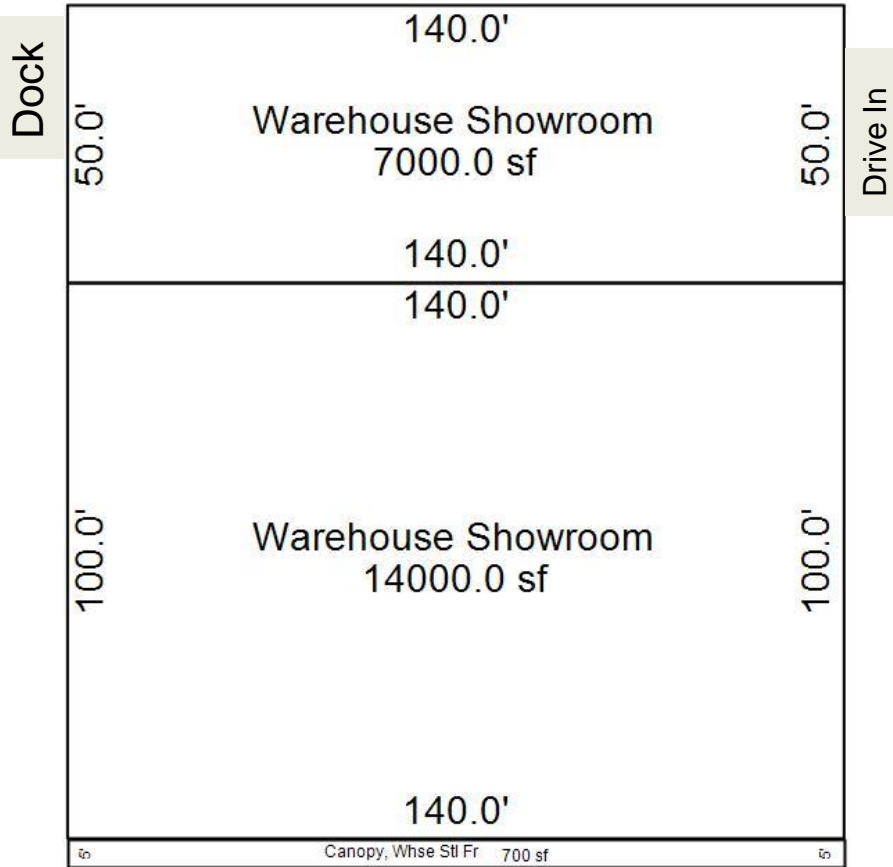
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913.747.3340 O 816.786.9131 C

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- 21,000 SF freestanding building with mezzanine
- 7000 SF WH with 20' clear height
- Fully sprinklered
- Zoned CP-2 – Allows for wide range of retail goods and personal service businesses
- 12' x 14' drive-in door and 8' x 8' dock high door
- Close proximity to Harley Davidson, Enterprise, GM, Chevrolet, Hyundai, Nissan, Toyota, and Grass Pad
- Full I-35 visibility (109,000 CPD) and easy access

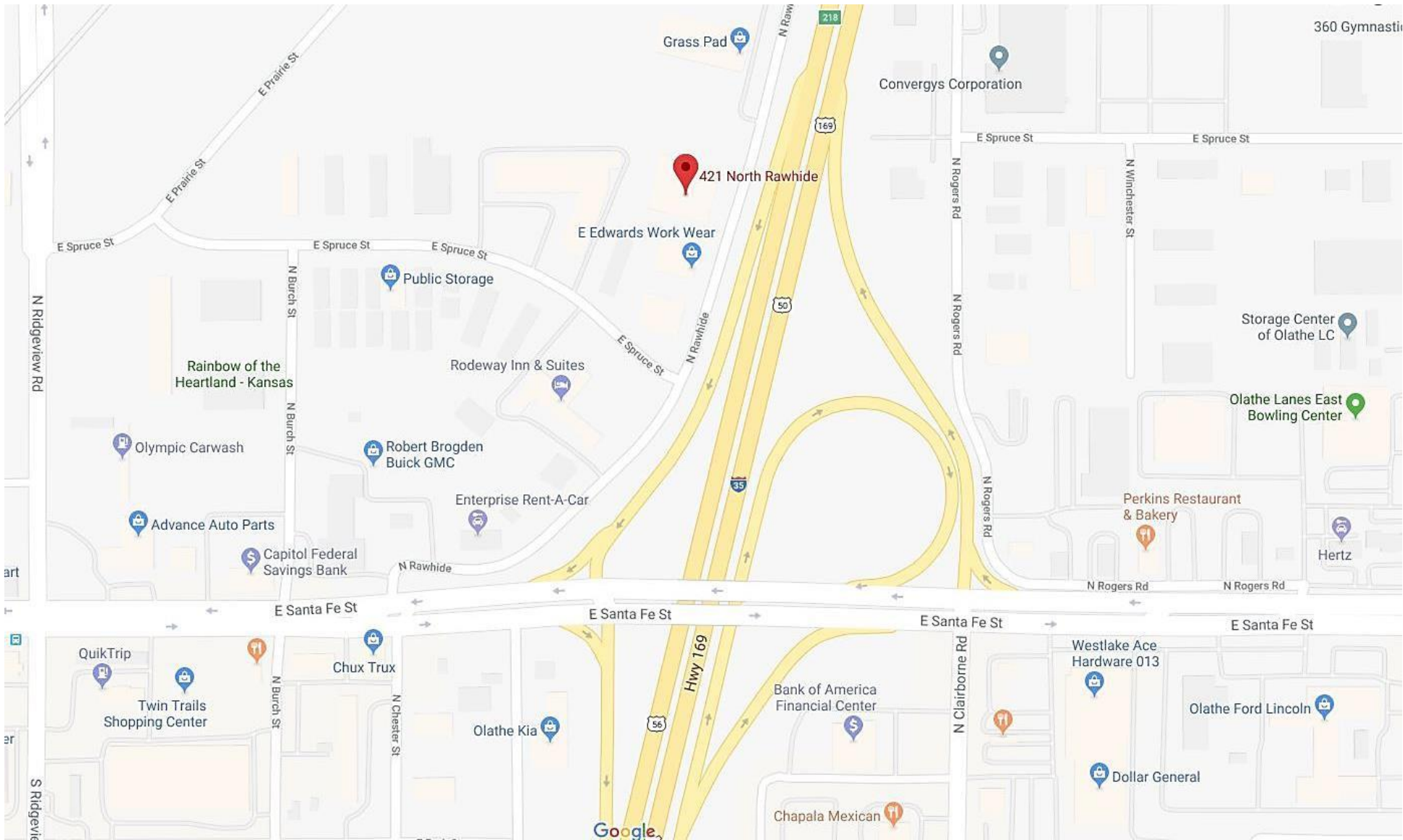
2024 Demographics	1 mile	3 miles	5 miles
Population	10,890	100,151	187,258
Households	4,250	37,138	69,029
Median HH Income	\$58,965	\$95,337	\$108,662

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FISHMAN
COMMERCIAL REAL ESTATE