

# For Sale or Lease

801 N. Meadowbrook Drive  
Olathe, Kansas



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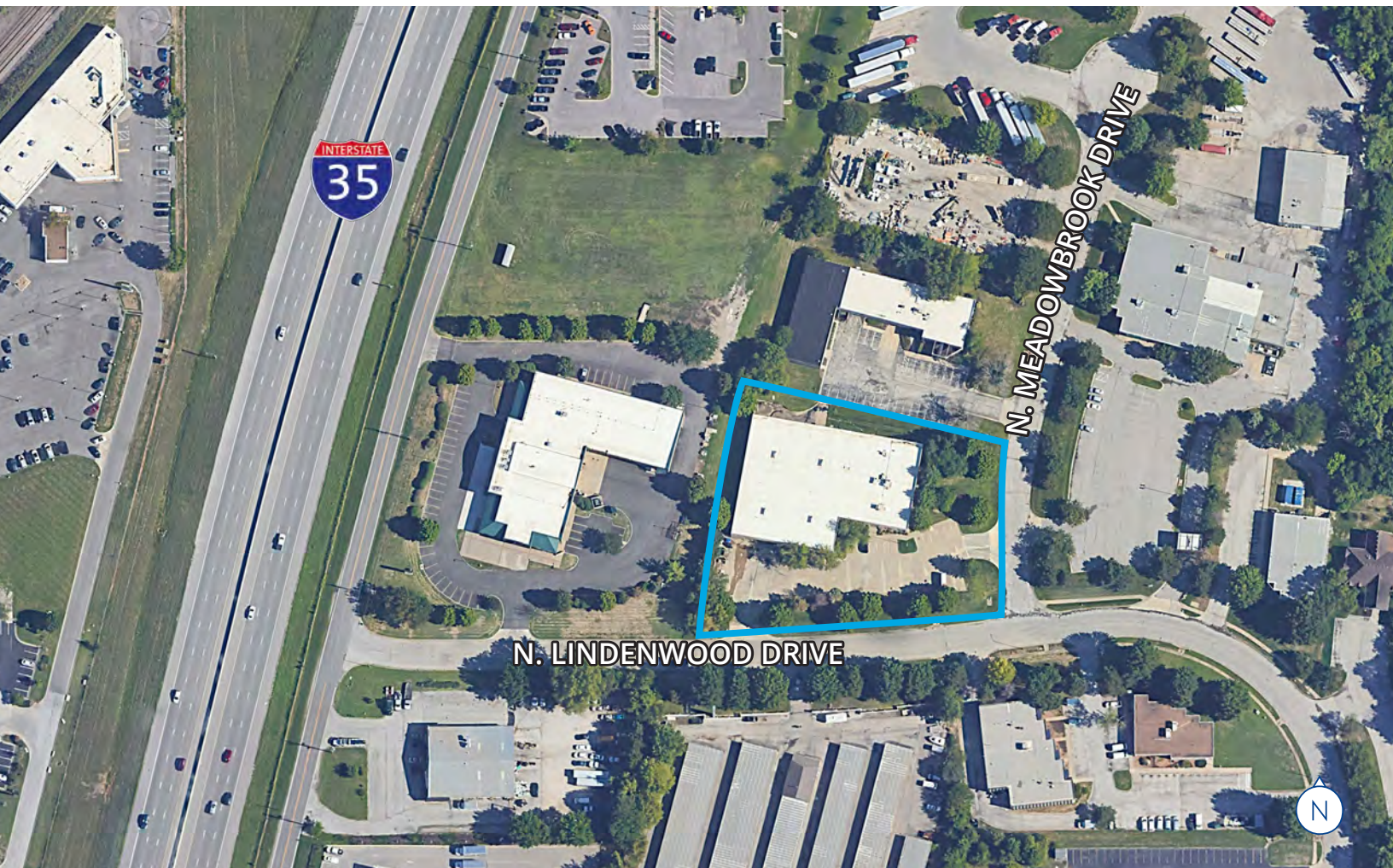
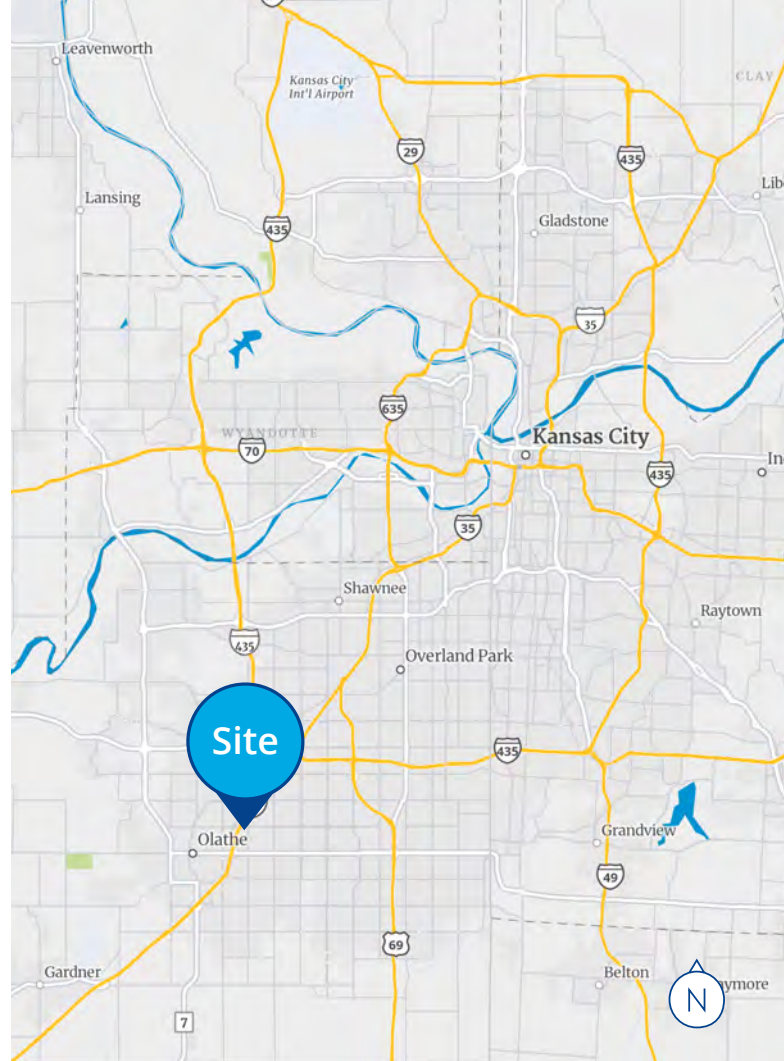


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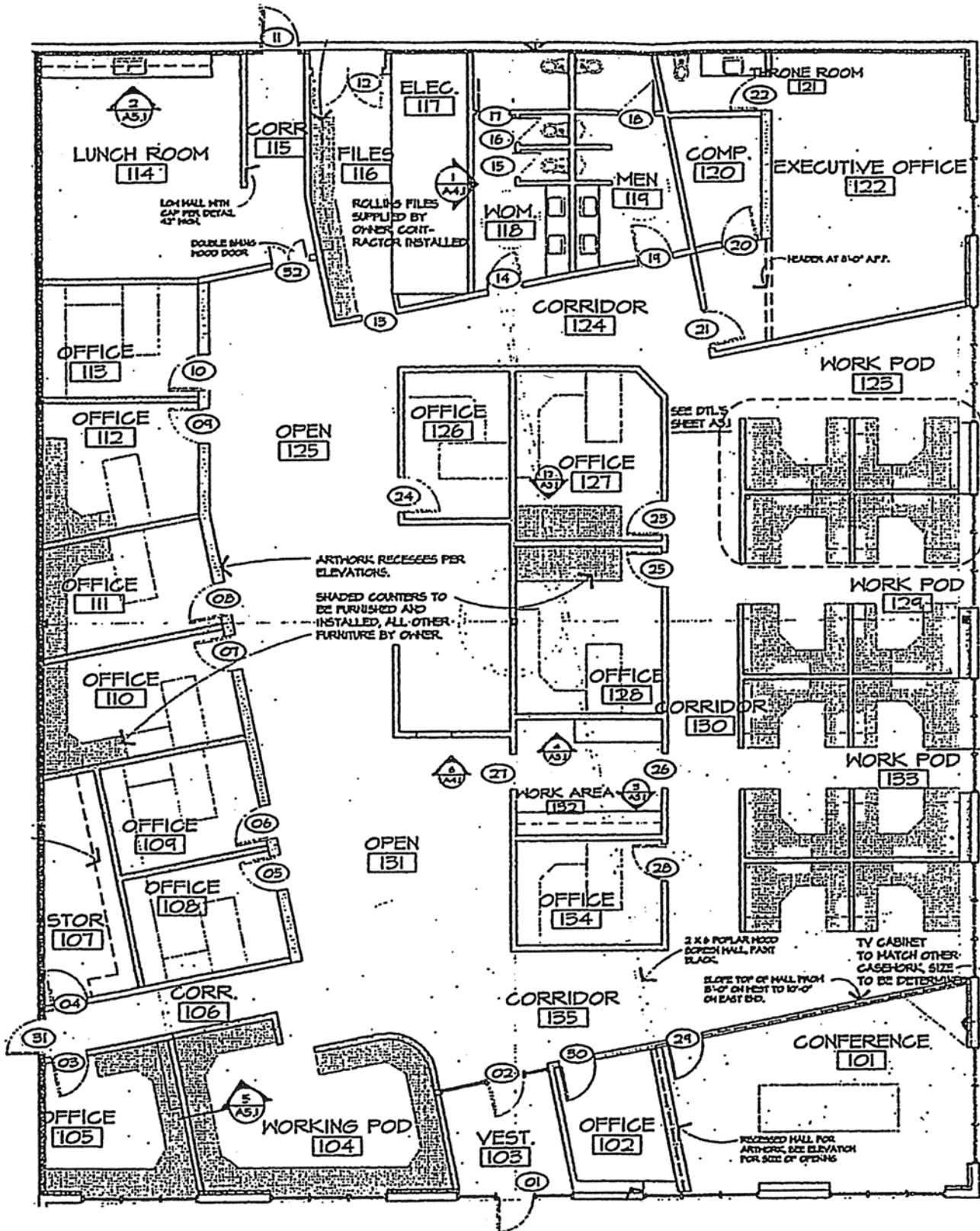
## Property Features

<b>Building Size:</b>	24,650± SF
<b>Office Area:</b>	8,000± SF
<b>Land Area:</b>	1.76 acres
<b>Year Built:</b>	1997
<b>Zoning:</b>	M-1
<b>Clear Height:</b>	20'
<b>Loading:</b>	<ul style="list-style-type: none"><li>• 3 dock-high doors</li><li>• 2 drive-in doors</li></ul>
<b>Sprinkler:</b>	Wet system
<b>Electrical:</b>	600+ amps/480v/3ph
<b>Sale Price:</b>	\$3,300,000
<b>Lease Rate:</b>	\$8.00 PSF, NNN Operating expenses: \$2.52 PSF (Tenant to self-perform CAM)

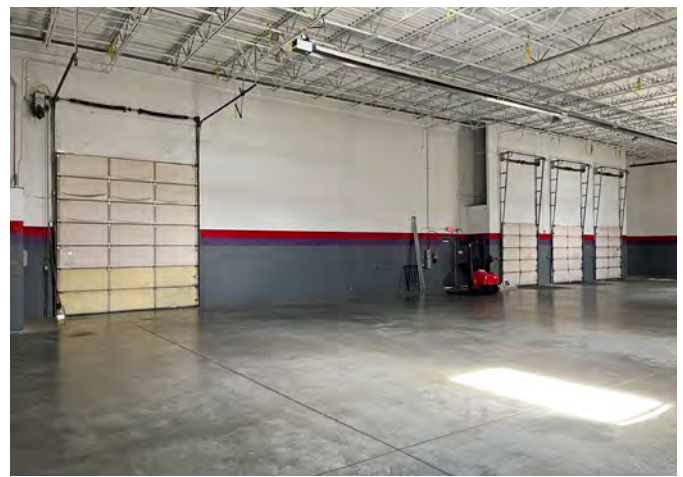


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## Office Floor Plan



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