

**249 N. Troost St. Olathe, KS 66061 | Rents Starting at \$9.00 PSF + \$3.00 PSF NNN
For Lease | 3,200 SF Building + ½ Acre Outdoor Storage - Can Be Fenced
Building & Ground Can Be Leased Together or Separate**



**3,200 SF Building - 1,500 SF Office & 1,700 SF Warehouse - \$3,200 / Month
½ Acre of Paved Outside Storage - \$2,000 / Month - Trailer Parking is Allowed**



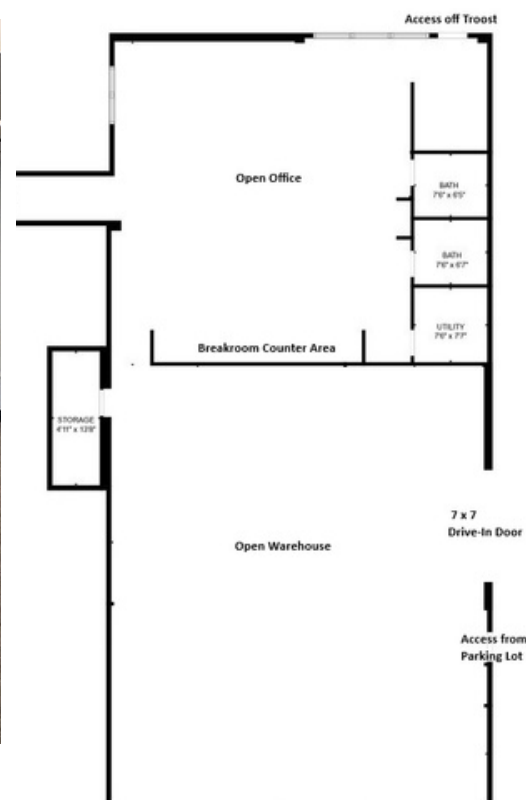
**Josh Haith
Josh@Haith.com**


Haith
& Company, Inc.
Real Estate Services

**O: (913) 888-3456 x 7
www.Haith.com**

Building 3 - 249 North Troost Street Olathe, KS 66061

For Lease | \$9.00 PSF + \$3.00 NNN | 3,200 SF + Outdoor Storage Available



- 3,200 SF Building (1,500 SF Office + 1,700 SF Warehouse)
- Zoning M-2 Heavy Industrial Allows Trailer Parking & Outside Storage
- \$9.00 PSF + \$3.00 NNN = \$3,200 / Month
- Heavy Power - 1200 Amps, 208 Volt, 3-Phase
- Office Area Consists of Open Area with Storage Room, Utility Room, 2 Bathrooms, and a Breakroom Area with Sink, Dishwasher, and Space for a Refrigerator
- 10 Foot Clear Height – Column Free
- Drive-In Door is 7' x 7'



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Building 3 - 249 North Troost Street Olathe, KS 66061

For Lease | ½ Acre Industrial Zoned Parking Lot - \$2,000 Per Month



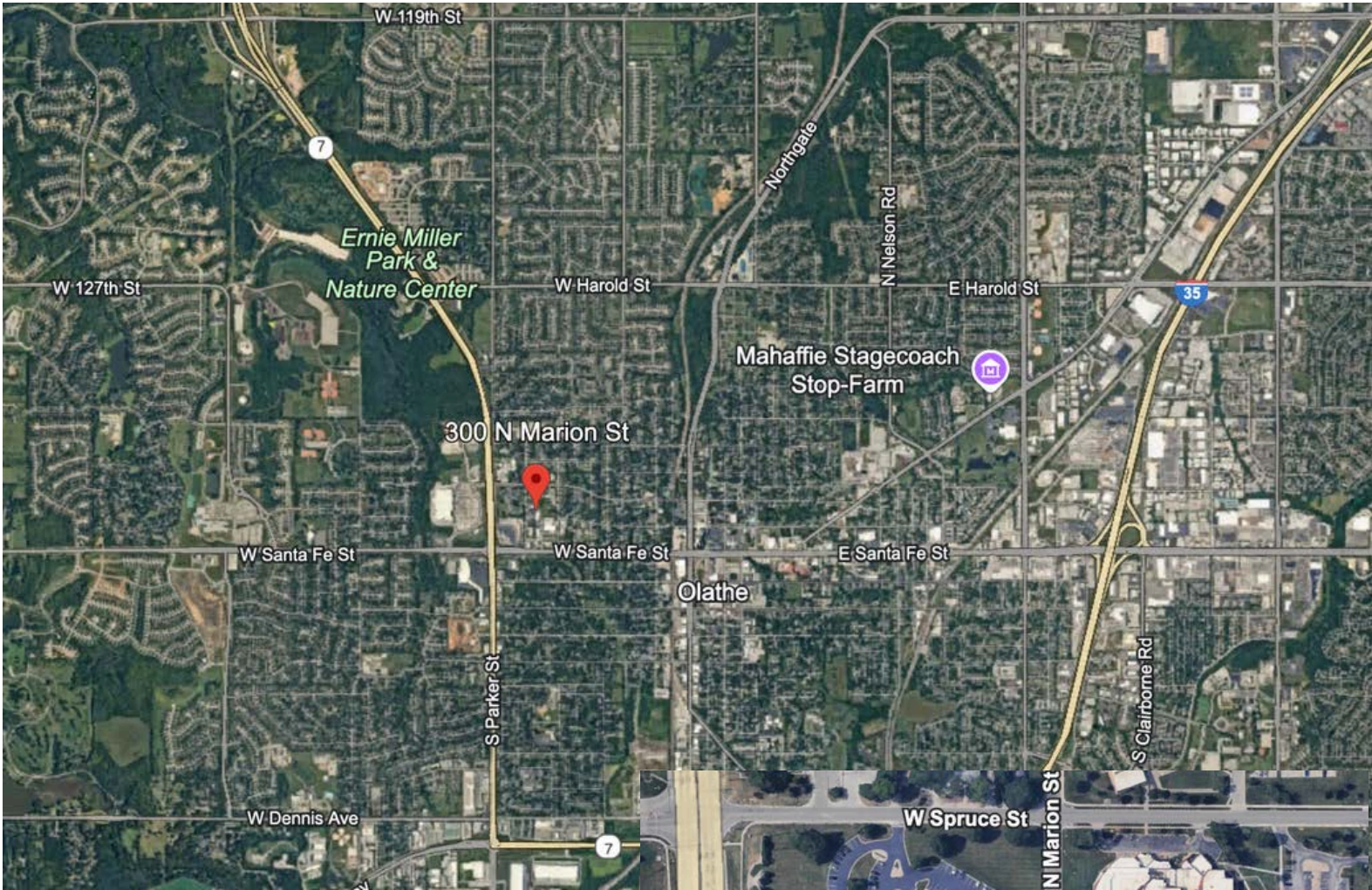
- Industrial Zoned Parking Lot Can Be Leased with Building or Separate
- M-2 Heavy Industrial Zoning
- Allows Trailer Parking or Outdoor Storage
- Parking Lot was Recently Seal Coated
- Ownership is Willing to Install a Privacy Fence with a Gate

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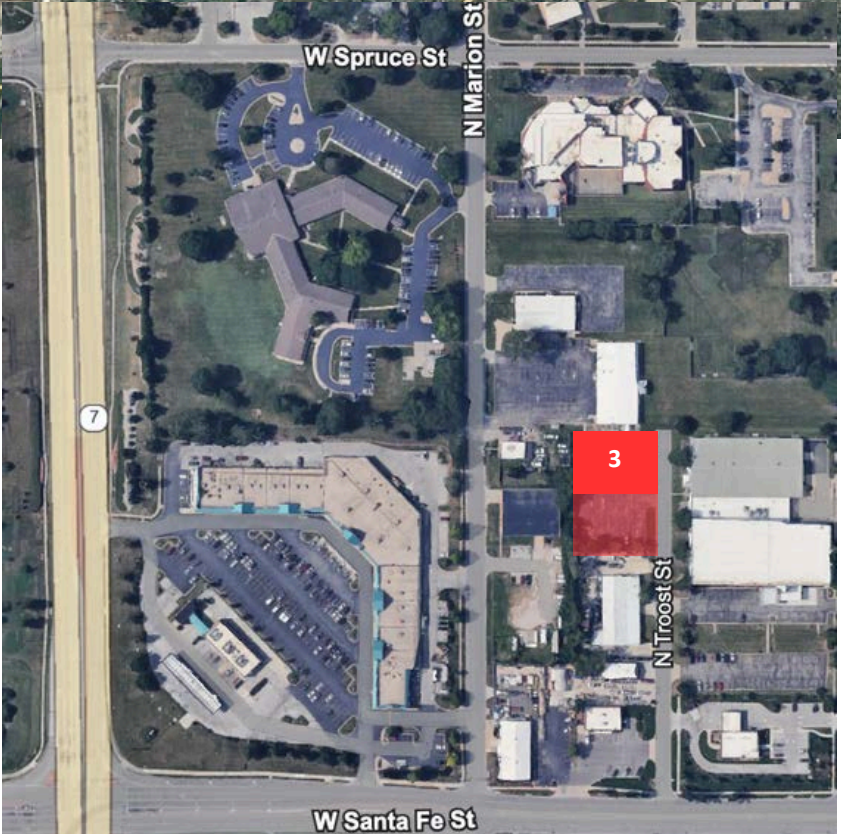
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Located @ K-7 & Sante Fe

I-35	2.3 Miles
K-10	4 Miles
169 Hwy	3.3 Miles



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