

For Sale or Lease Secured Outdoor Storage

NAIHeartland



1160 W 149th Street Olathe, Kansas

- ±16,022 SF Available
- Lease Rate: \$11.50 PSF NNN
- Sale Price: \$3,045,000
- Taxes: \$3.54 PSF (2024)
- Insurance: \$0.50 PSF
- CAM: Self Performed

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

For more information:

Evan Calkins
+1 913 890 2017 • evan@nai-heartland.com

Seth Sinovic
+1 913 890 2012 • seth@nai-heartland.com

Brent Peterson, SIOR
+1 913 890 2016 • brent@nai-heartland.com

4400 College Boulevard Suite 170
Overland Park, Kansas 66211
+1 913 362 1000
nai-heartland.com

For Sale or Lease Secured Outdoor Storage

NAIHeartland



Property Highlights:

IOS:	±2.3 Total Acres 2 Motorized Gates with Badge Access All Concrete Drives & Parking Laydown Yard is Gravel
LOADING:	Four – 12'x12' Drive-in Doors
COLUMNS:	Clear Span
CLEAR HEIGHT:	13'-16'
ZONING:	M-2

HVAC:	Two – Exhaust Fans Louvre Vents Radiant Heaters in Warehouse
SPRINKLERS:	ESFR
LIGHTING:	LED
POWER:	208/120V 3PH 4W – 800 AMPS
CONSTRUCTION YEAR:	2017
RESTROOMS:	Warehouse & Office

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

4400 College Boulevard Suite 170
Overland Park, Kansas 66211
+1 913 362 1000
nai-heartland.com

For Sale or Lease Secured Outdoor Storage

NAIHeartland



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

4400 College Boulevard Suite 170
Overland Park, Kansas 66211
+1 913 362 1000
nai-heartland.com