

For Sale or Lease  
Secured Outdoor Storage

**NAI**Heartland



## 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

For more information:

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Overland Park, Kansas 66211  
+1 913 362 1000

[nai-heartland.com](http://nai-heartland.com)



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## Property Highlights:

IOS:	±2.3 Total Acres	HVAC:	Two – Exhaust Fans
	2 Motorized Gates with Badge Access		Louvre Vents
LOADING:	All Concrete Drives & Parking	SPRINKLERS:	Radiant Heaters in Warehouse
	Laydown Yard is Gravel		ESFR
COLUMNS:	Four – 12'x12' Drive-in Doors	LIGHTING:	LED
	Clear Span		208/120V 3PH 4W – 800 AMPS
CLEAR HEIGHT:	13'-16'	CONSTRUCTION YEAR:	2017
	M-2		Warehouse & Office

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