

300, 310 N. Marion St. & 249 N. Troost St. Olathe, KS 66061
3 Flex / Industrial Buildings For Lease | Rents Starting at \$9.00 PSF + \$3.00 PSF NNN
3,200 - 19,660 SF Available + Fenced Outside Storage



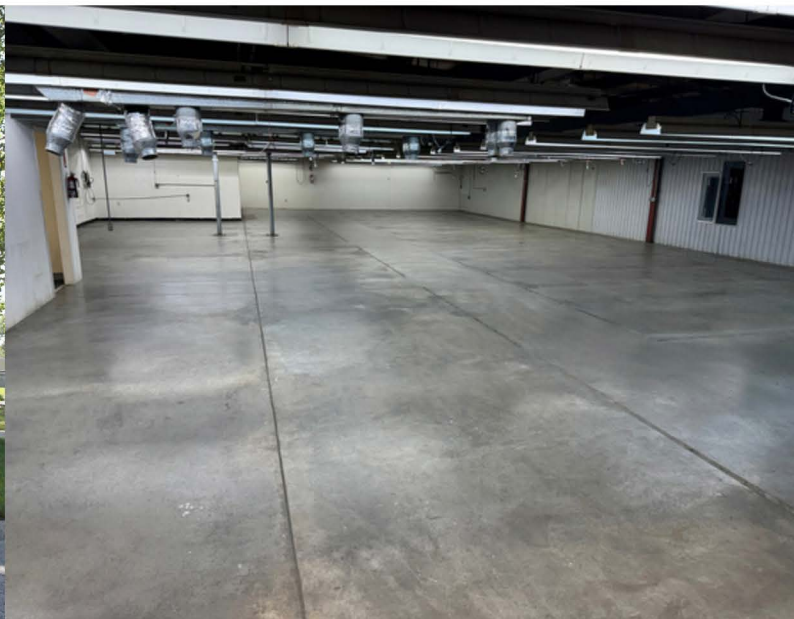
Building 1 - 310 N. Marion St: 6,060 SF | 1,500 SF Office | 1 Drive-In Door, Outside Storage Available

Building 2 - 300 N. Marion St: Suite A - 5,200 SF - Drive-In Door - ¼ Acre Fenced & Gated Yard

Suite B - 5,200 SF - Drive-In Door & Truck Height Dock - ¼ Acre Fenced & Gated Yard

Building 3 - 249 N. Troost St: 3,200 SF Office - Can Demo for Warehouse - ¼ Acre Fenced & Gated Yard

Zoning is M-2 - Heavy Industrial (Allows Trailer Parking & Outdoor Storage)
Clear Heights 8' - 12' | Outdoor Storage Available for Additional Monthly Fee



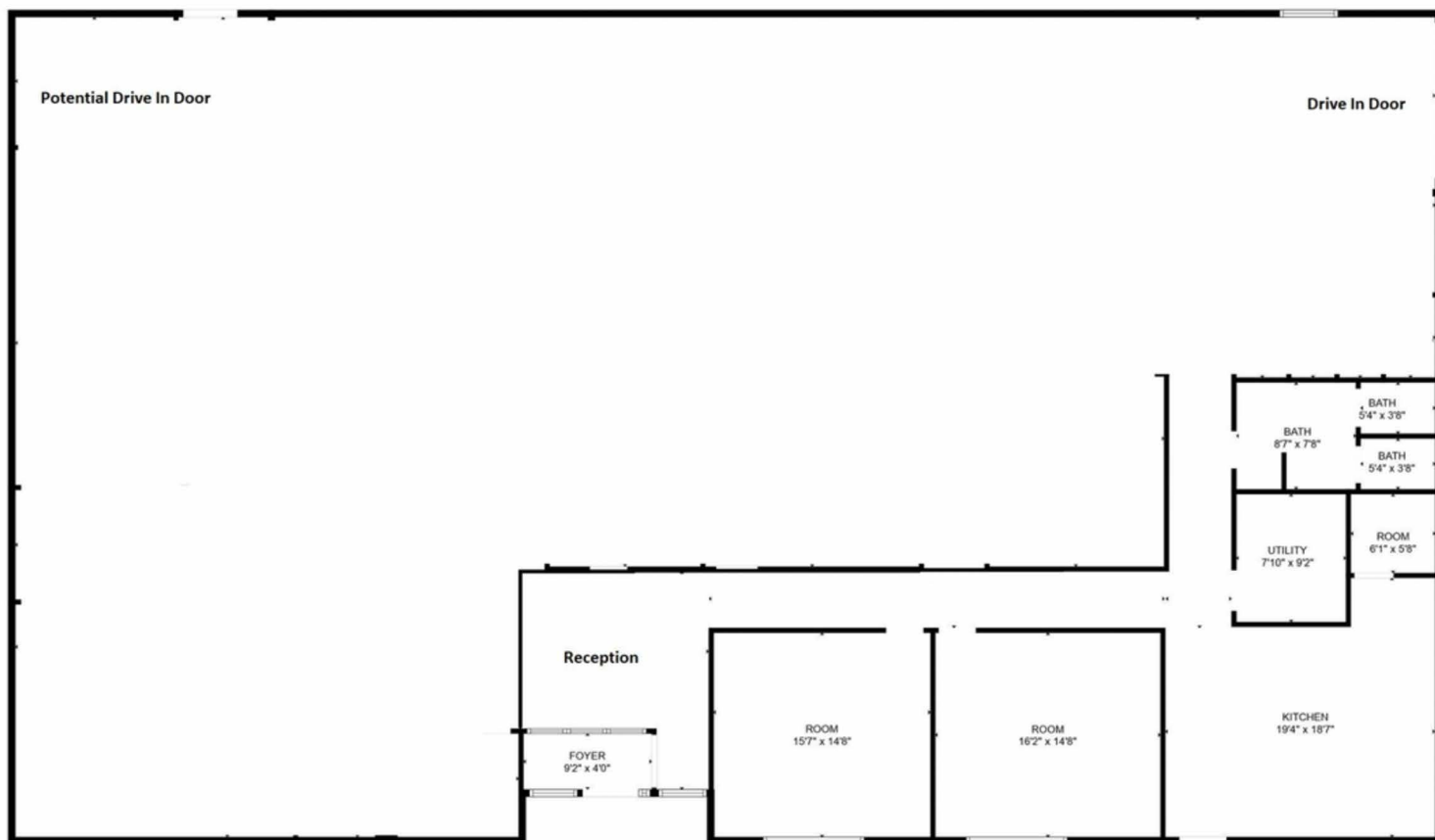
Josh Haith
Josh@Haith.com

Haith
& Company, Inc.
Real Estate Services

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

Building 1 - 310 North Marion Street Olathe, KS 66061

For Lease | \$9.00 PSF + \$3.00 NNN | 6,060 SF with 1,500 SF Office



Building 1

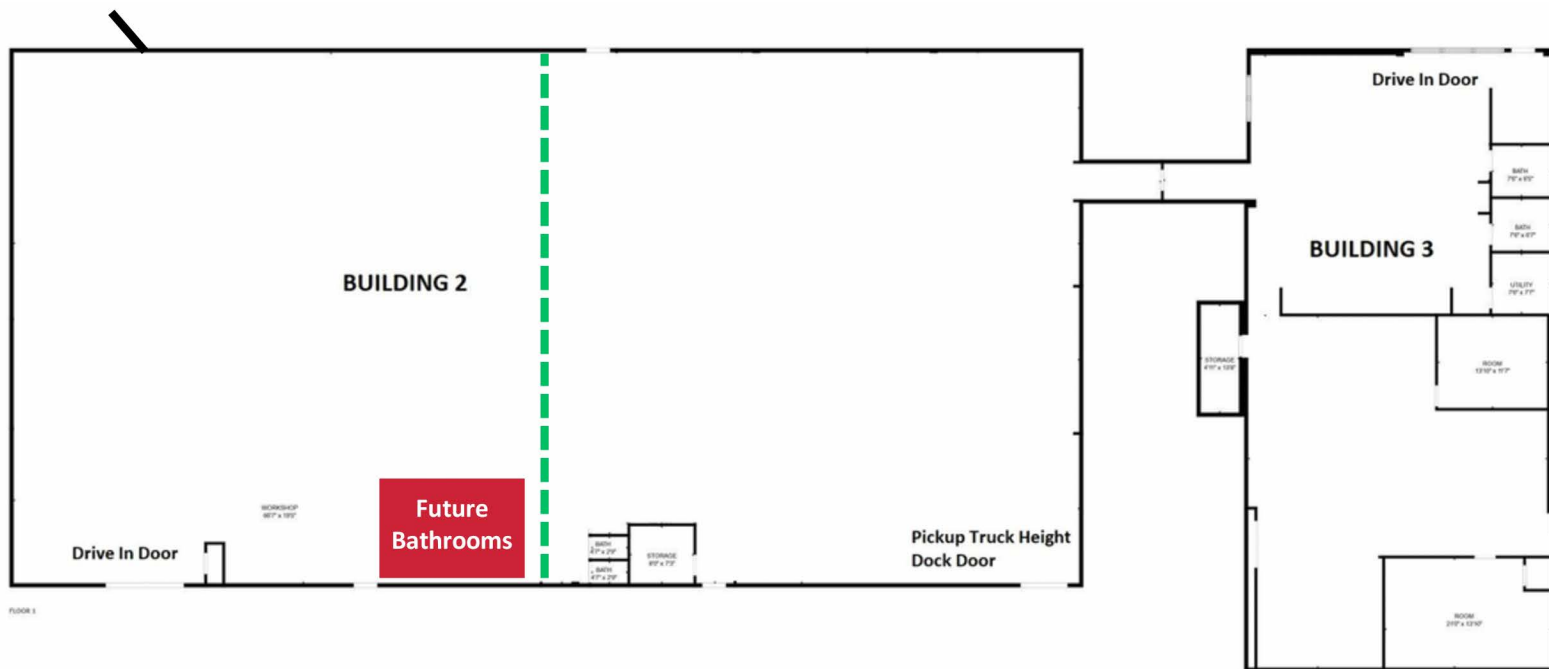
- Zoning M-2 Heavy Industrial
- Zoning Allows Outdoor Storage & Trailer Parking
- 1 Drive-In Door
- Fenced Outside Storage Additional \$1,500 / Month
- \$9.00 PSF + NNN Estimated at \$3.00 / SF
- Self Performing CAM
- Clear Height 10 Feet
- Electrical: 200 AMP, 240 Volt 3 Phase
- Additional Buildings Available



Josh Haith
Josh@Haith.com


Haith
& Company, Inc.
Real Estate Services

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



Buildings 2 & 3

- 13,600 Total SF:
- Bldg. 2 - Suite A - 5,200 SF - Drive-In Door - ¼ Acre Fenced & Gated Yard
- Bldg. 2 - Suite B - 5,200 SF - Drive-In Door & Truck Height Dock - ¼ Acre Fenced & Gated Yard
- Bldg. 3 - 3,200 SF Office - Can Demo for Warehouse - ¼ Acre Fenced & Gated Yard
- Zoning M-2 Heavy Industrial Allows Outside Storage
- Fenced Outside Storage at Additional \$1,500 / Month
- 2 Drive-In Door & 1 Pickup Truck Height Dock High Door
- Additional Drive-In Doors Can Be Added
- Electrical: 400 Amp, 600 Volt 3 Phase
- Building 2 & 3 Connect via Breezeway
- Building 2 100% Warehouse
- Building 3 100% Office

300, 310 N. Marion St. & 249 N. Troost St. Olathe, KS 66061
3 Flex / Industrial Buildings For Lease | Rents Starting at \$9.00 PSF + \$3.00 PSF NNN
3,200 - 19,660 SF Available + Fenced Outside Storage



Josh Haith
Josh@Haith.com

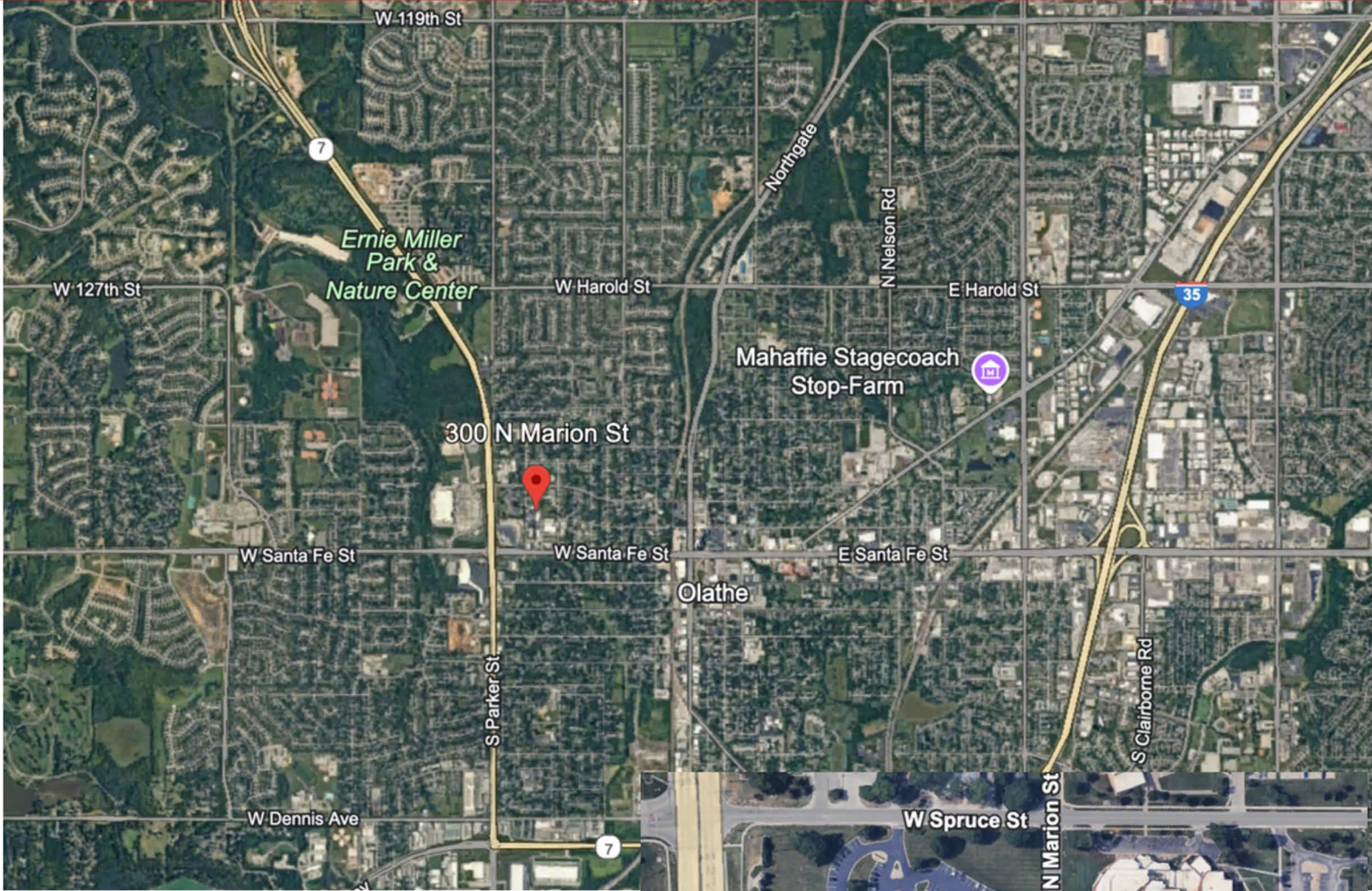

Haith
& Company, Inc.
Real Estate Services

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

300, 310 N. Marion St. & 249 N. Troost St. Olathe, KS 66061

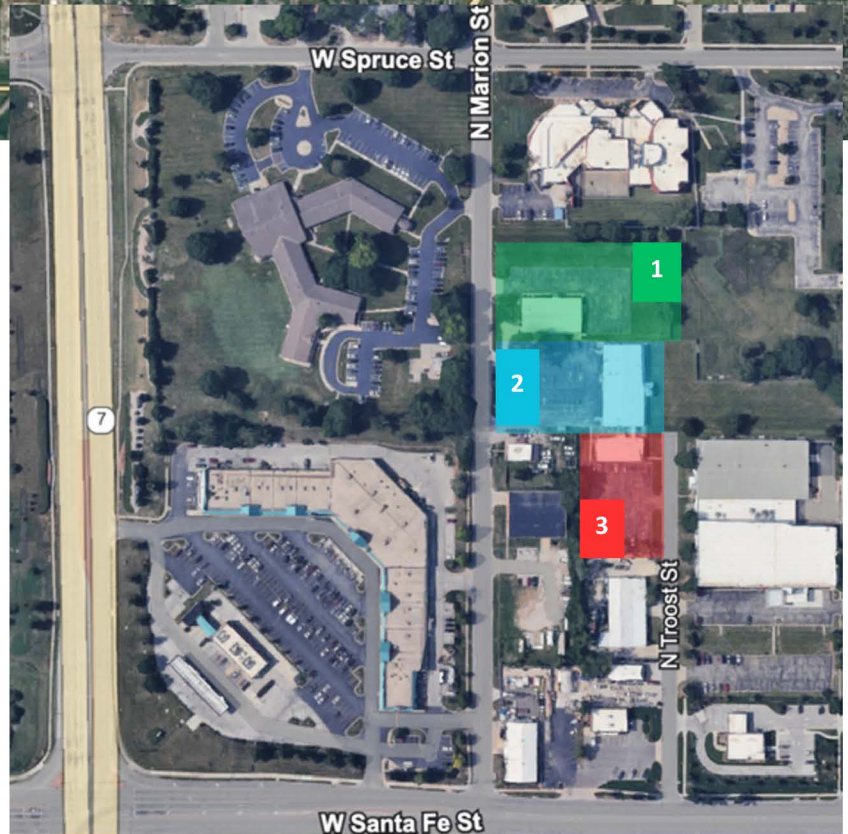
3 Flex / Industrial Buildings For Lease | Rents Starting at \$9.00 PSF + \$3.00 PSF NNN

3,200 - 19,660 SF Available + Fenced Outside Storage



Located @ K-7 & Sante Fe

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



Josh Haith
Josh@Haith.com



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