

LINDENWOOD

Business Park | Olathe, Kansas

For Lease or Sale

9,375 SF
Flex/Industrial Space

601 N Lindenwood, Suite A | Olathe, Kansas 66062



Property Features

- State-of-the-art light-industrial flex buildings
- Outdoor storage available \pm 1-2 Acres
- Attractive exterior and landscaping
- Drive-in loading
- Interior finish can be custom built-to-suit by owner/developer or by tenant
- Excellent highway access located along I-35 between 119th St & 135th St

Development Overview

Lindenwood Business Park is located on prime infill sites just off 135th Street and I-35 in Olathe. Designed for users desiring new flex/industrial space with customized office finish, drive-in loading, and **fenced outside storage**. Units are available in a variety of sizes and dimensions.

For more information:

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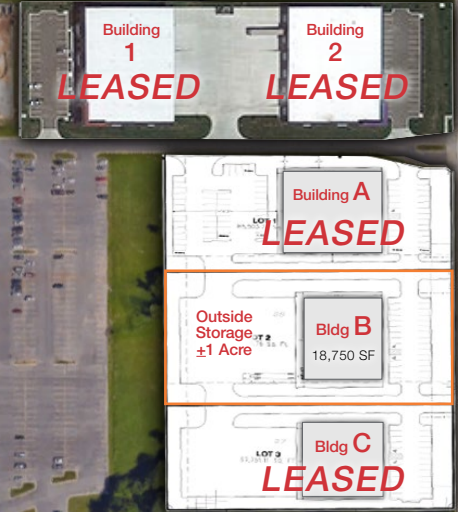
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LINDENWOOD BUSINESS PARK



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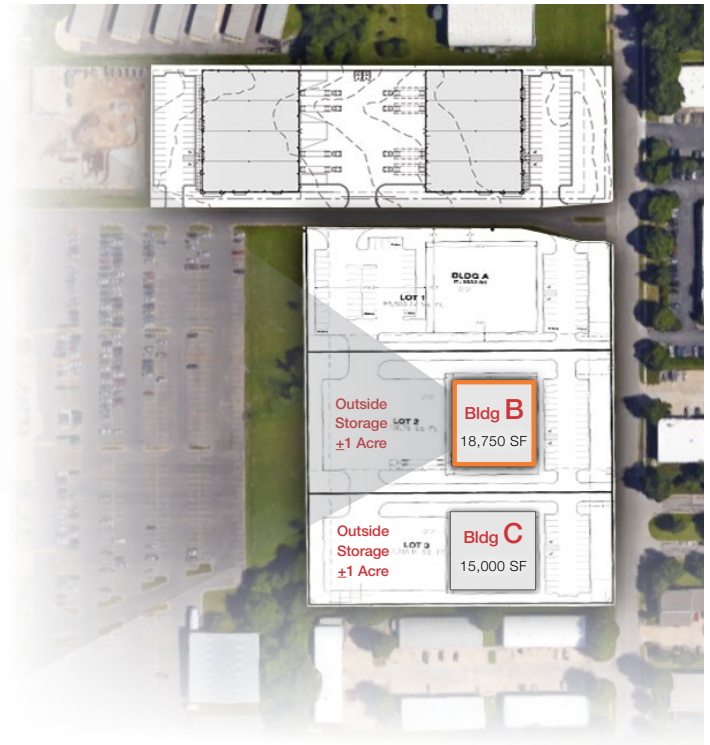
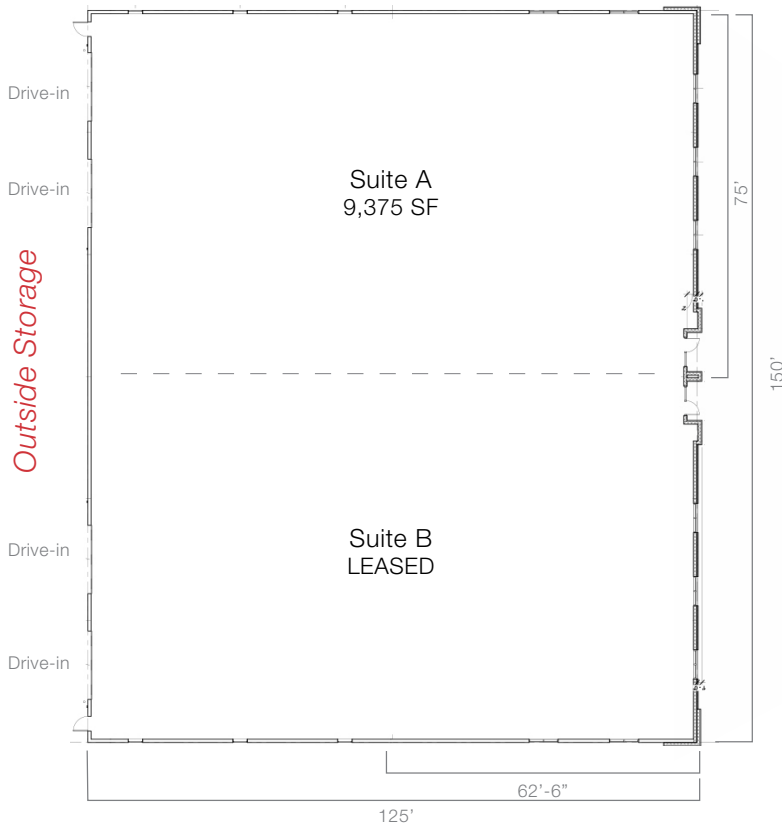
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601 N Lindenwood Dr, Suite A: 9,375 SF *plus* Outside Storage



Property Detail

Available Space:	9,375 SF	Construction:	Steel structure w/masonry facade
Building Dimensions:	125'x150'	Roof:	Single slope standing seam metal R-30
Drive-in Doors:	2 Overhead doors (12' x 14'), at grade	Signage:	Monument and building signage
Clear Height:	21'-24' Clear	Lighting:	Build-to-suit
Floor Thickness:	6" reinforced concrete slab	Warehouse Heat:	Gas-fired heater
Lease Rate:	\$9.75/SF, Net	Zoning:	M-2
Taxes:	Est. at \$1.00/SF (for 10 years)	Year Built:	2017
Insurance:	Est. at \$0.20/SF	Water:	Olathe Water
CAM:	Est. at \$1.00/SF	Electricity:	KCP&L
Office Space:	Build-to-suit	Gas:	Atmos Energy
Date Available:	Available Immediately	Fire Protection:	Wet