FOR LEASE 1558-1562 E. Spruce Street

Olathe, KS

FACTORY OUTLET

5,400 SF Flex Space LEASE RATE: \$9.50 PSF IG

SOUTHERN DIRECT, INC.

1542



INCEPTION OF

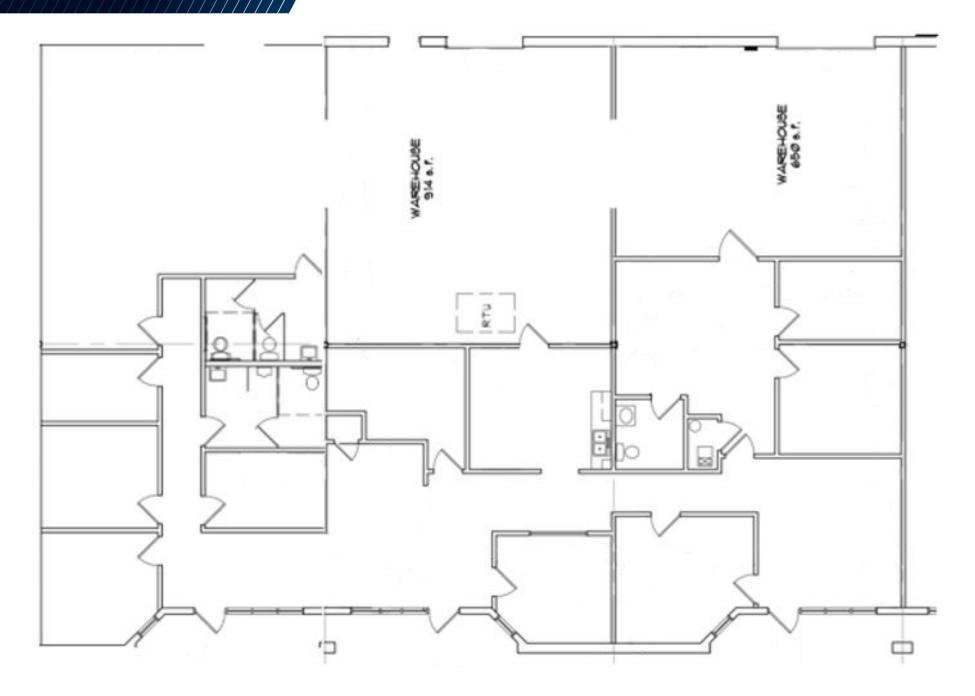
PROPERTY HIGHLIGHTS



- Can be Combined with Adjacent Space for 7,200 SF
- ±3,400 SF Office
 - » (9) Private Offices
 - » Conference Room
 - » Breakroom
 - » Reception/Open Office Area

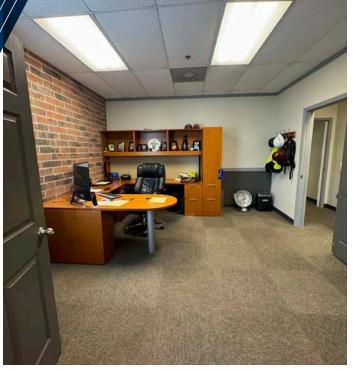
- Partially Air-Conditioned Warehouse
- (2) Drive-In Doors 8'w x 8'h and 10'w x 12'h •
- 16' Clear Height •
- ADA Restrooms + Dedicated Warehouse Restroom
- Easy Highway Access •
- CAM: \$1.79 PSF

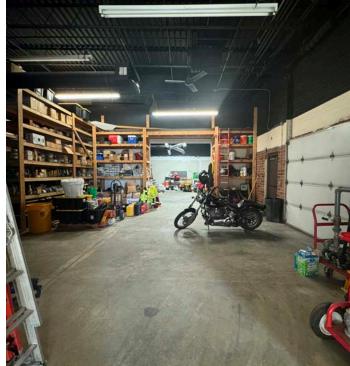
PROPERTY FLOOR PLAN



PROPERTY PHOTOS













PROPERTY AERIAL MAP

1.1

3

*. TEL

0

-

178

2 _____

- He

-

10 1

A

E. Santa Fe Street

35

B

a Loss straffic a personalitation province and a

ALANA TAN TA ALANA TAN TA ALANA TAN TAN

A Summere

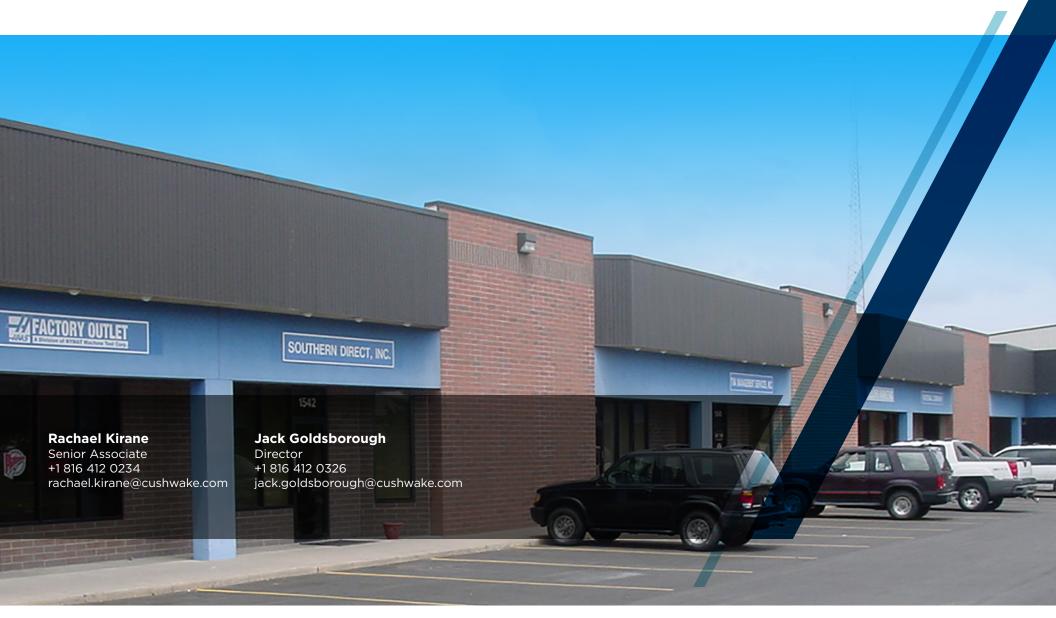
Statute La

Sec. L. S

118 AC 2 1 2 4 1 1 2 4 1

-





©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.