



AVAILABLE FOR SALE

1370 N. WINCHESTER

OLATHE, KANSAS

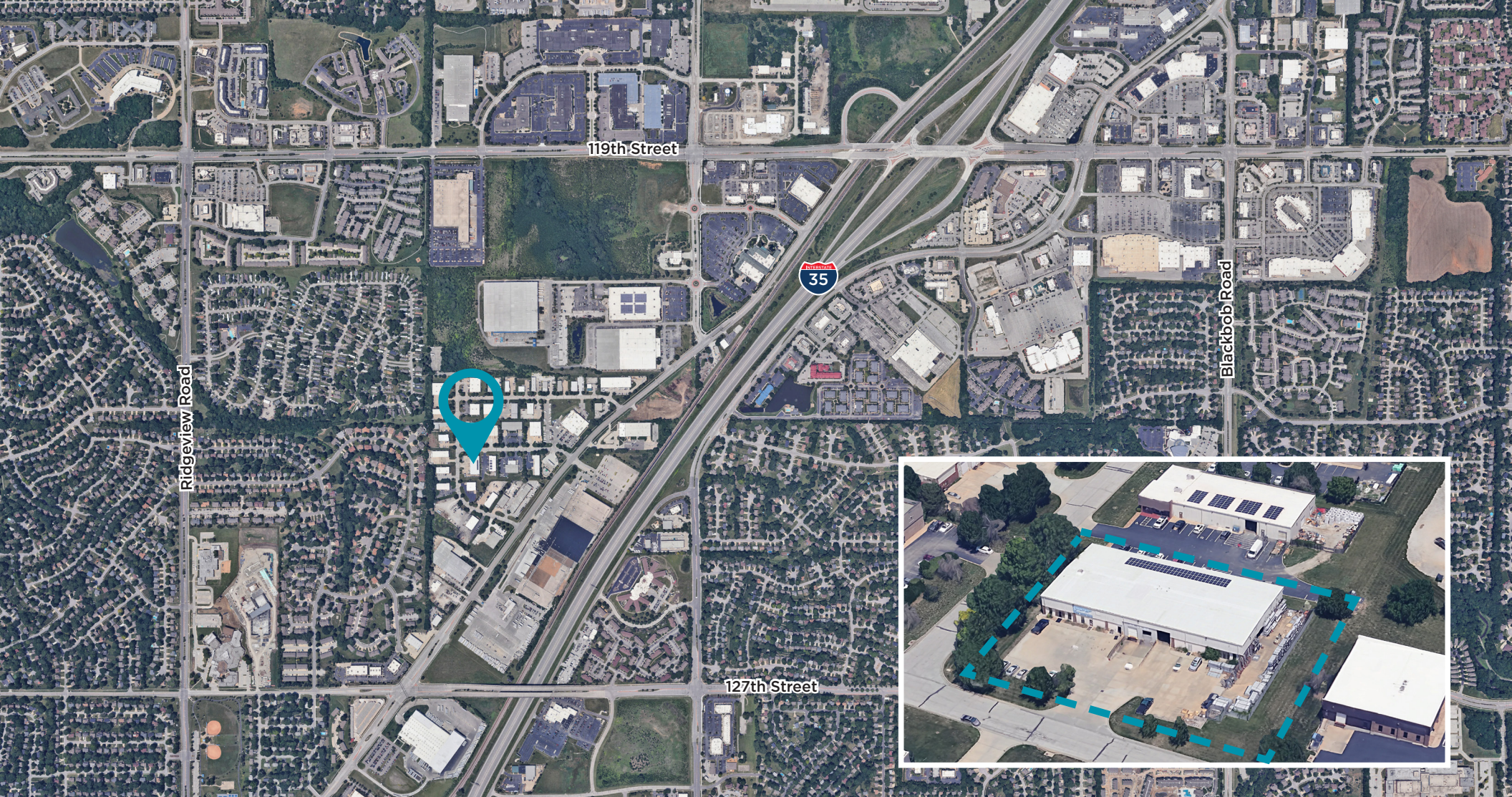


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Property Highlights

TOTAL SF:	±17,730 SF	POWER:	400 amps; Powered through solar system installed on the roof
OFFICE SF:	3,000 SF (2 levels) + 1,000 SF Showroom	AGE:	Built in 1989
CONSTRUCTION TYPE:	Metal	2025 TAXES:	\$2.92 PSF
LOADING:	2 Dock-high and 2 Drive-in	PARKING:	±25 Striped Spaces
CLEAR HEIGHT:	18'	LIGHTING:	LED
STORAGE:	4,500 SF of fenced outside storage on concrete lot	COLUMN SPACING:	33' wide x 44' deep
FIRE PROTECTION:	Wet Sprinkler System	SALE PRICE:	\$2,525,000



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