

19942 West 162nd Street

Olathe, Kansas 66062

For Lease



## Industrial Space for Lease

- Convenient Office/Warehouse
  - 5,000 SF Total Space
  - 1,500 SF Office Space (est.)
- Versatile Shipping & Receiving
  - 1 Dock-High Door
  - 1 Drive-In Door
- Easy Access to I-35
  - 151st Street Interchange
  - 159th Street Interchange

## For more information:

Zach Hubbard

816.932.5504

zhubbard@blockllc.com

Hagen Vogel

816.932.5549

hvogel@blockllc.com

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## Building Specifications

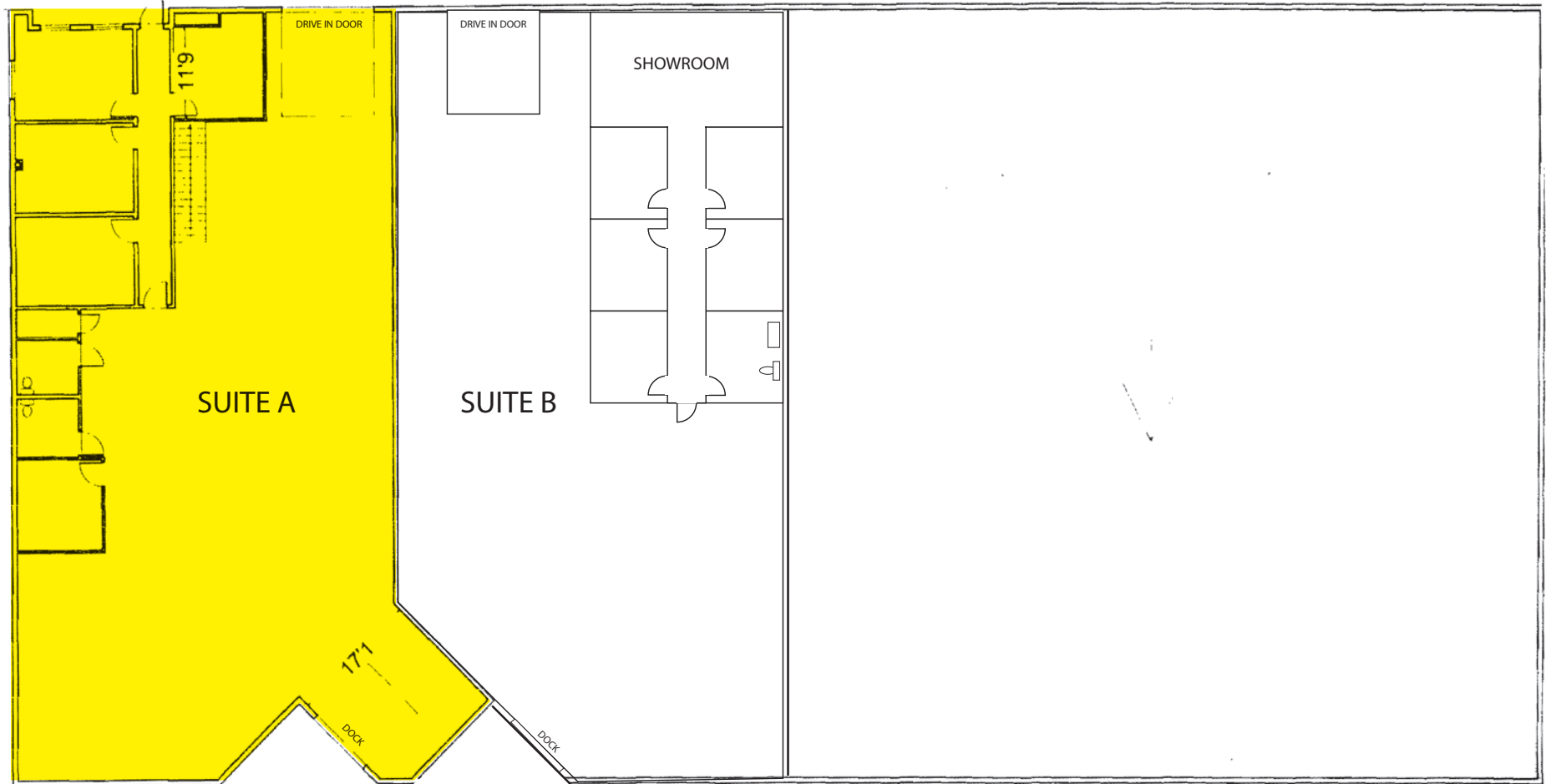
Total Suite Size:	5,000± SF
Office Space:	1,500± SF (est.)
Construction Type:	Metal, steel frame with brick facade
Loading:	1 Dock-High (10' x 9') Edge-of-dock leveler, bumpers, and seal 1 Drive-In (14' x 10') Grade level
Clear Height:	18'
Floor Type:	6" slab on grade
Roof Type:	Metal
Electric Service:	200 amp, 120/208V, 3-PH
Lighting:	Metal halide and fluorescent
Heating:	Overhead gas-fired units
Zoning:	M-2, General Industrial
Lease Rate/Type:	\$8.75 Industrial Gross
CAM:	Actual pro rate cost for water/sewer & snow removal
Features:	100% insulated building



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4622 Pennsylvania Ave., Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

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