



For Lease

415 SOUTH KANSAS AVENUE

Olathe, KS 66061

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BLOCK
REAL ESTATE SERVICES, LLC

PROPERTY SUMMARY

415 SOUTH KANSAS AVENUE



PROPERTY HIGHLIGHTS

- +/-7,000 SF rare free-standing, newly renovated with +/-1,650 SF of office space on 0.4 acres
- Move-in ready industrial/flex building with secure outdoor storage potential
- Recent renovations include new roof in 2023, new warehouse heater, completely re-done office area, resurfaced and striped parking lot, and more
- Easy Access to I-35, K-7, and Santa Fe Corridor
- Ideal for Contractors, Service Companies, Distribution & Light Manufacturing

OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Number of Units:	1
Available SF:	7,000 SF
Lot Size:	17,579 SF
Building Size:	7,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	213	978	3,854
Total Population	515	2,306	9,439
Average HH Income	\$71,377	\$68,420	\$71,881



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BUILDING SPECIFICATIONS

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Address:	415 South Kansas Avenue, Olathe, KS 66061	Roofing:	New Roof in 2023
Size:	7,000 SF	Electric Service:	New LED lighting in warehouse 3 Phase 200 Amp power
Square Feet Available:	7,000 SF	Loading:	3 drive-ins Two are 12'x14' One is 12'x10'
Office Space:	1,650 SF	Zoning:	M-2
Lot Size:	17,579 SF	Lease Type:	NNN
Year Built:	1950	Heat:	New warehouse heater16
Drive-In Doors:	3	Net Charges: (2026 Estimates)	\$4.03
Ceiling Height:	18'	Parcel ID:	DP52000076 0011



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ADDITIONAL PHOTOS



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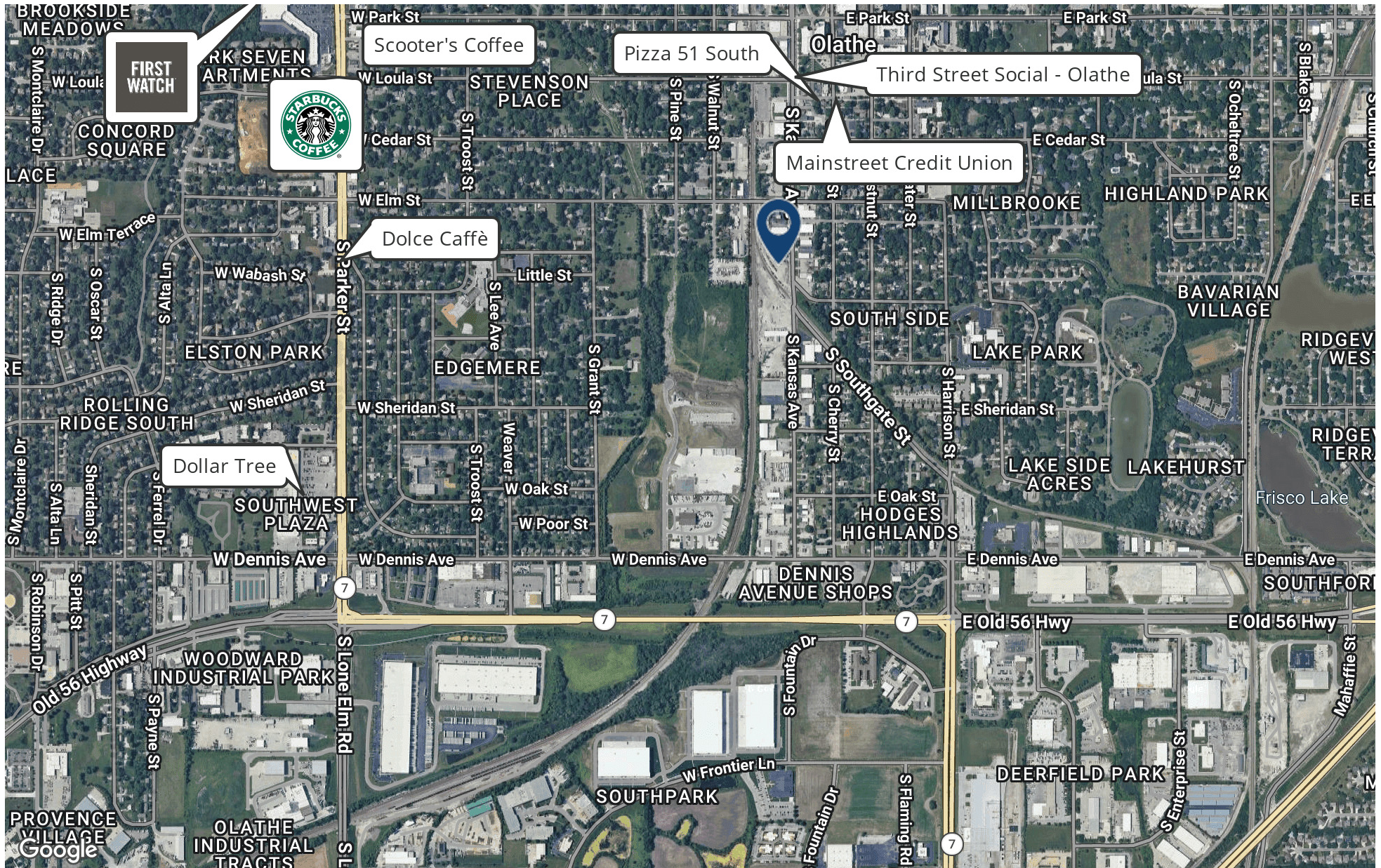
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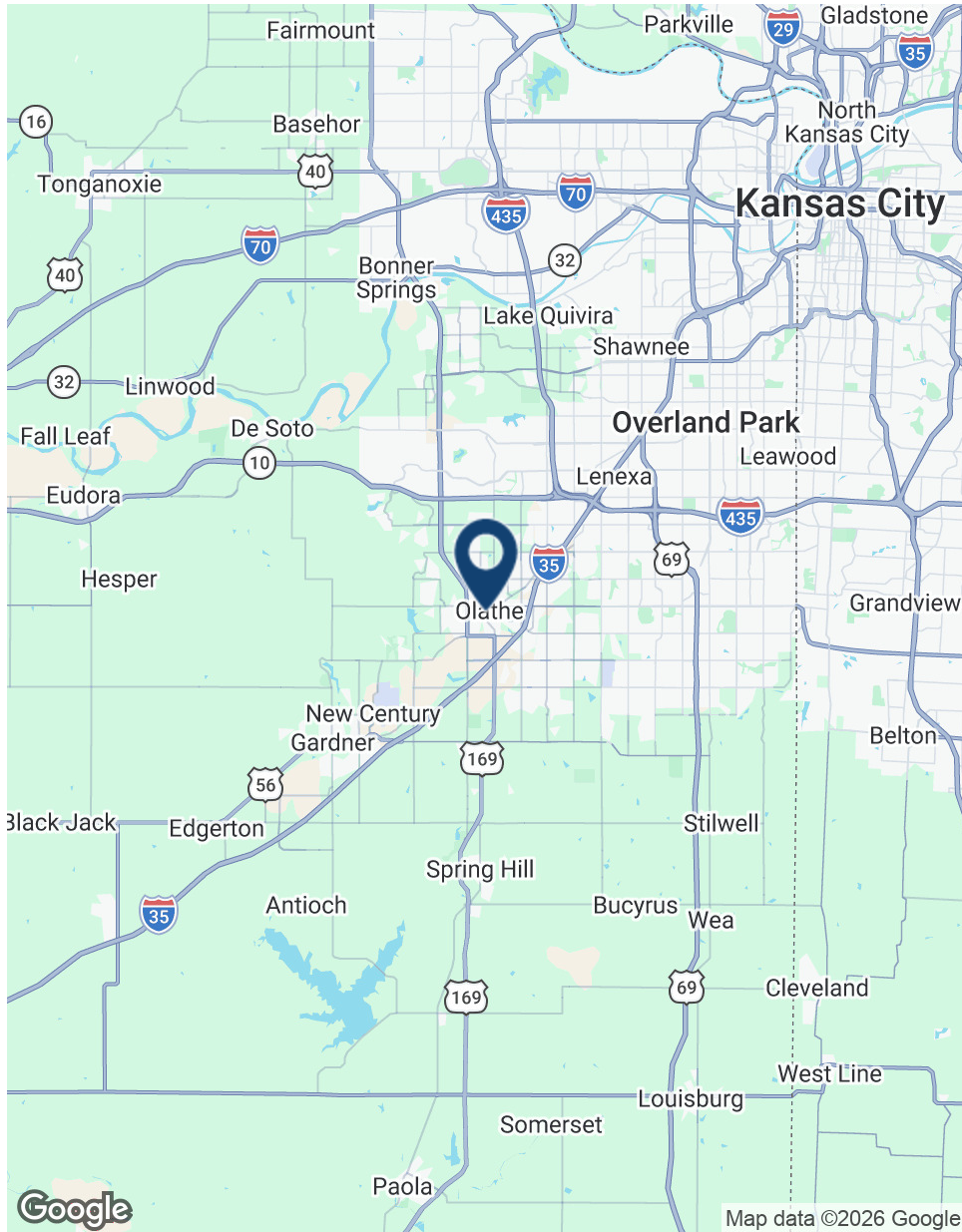
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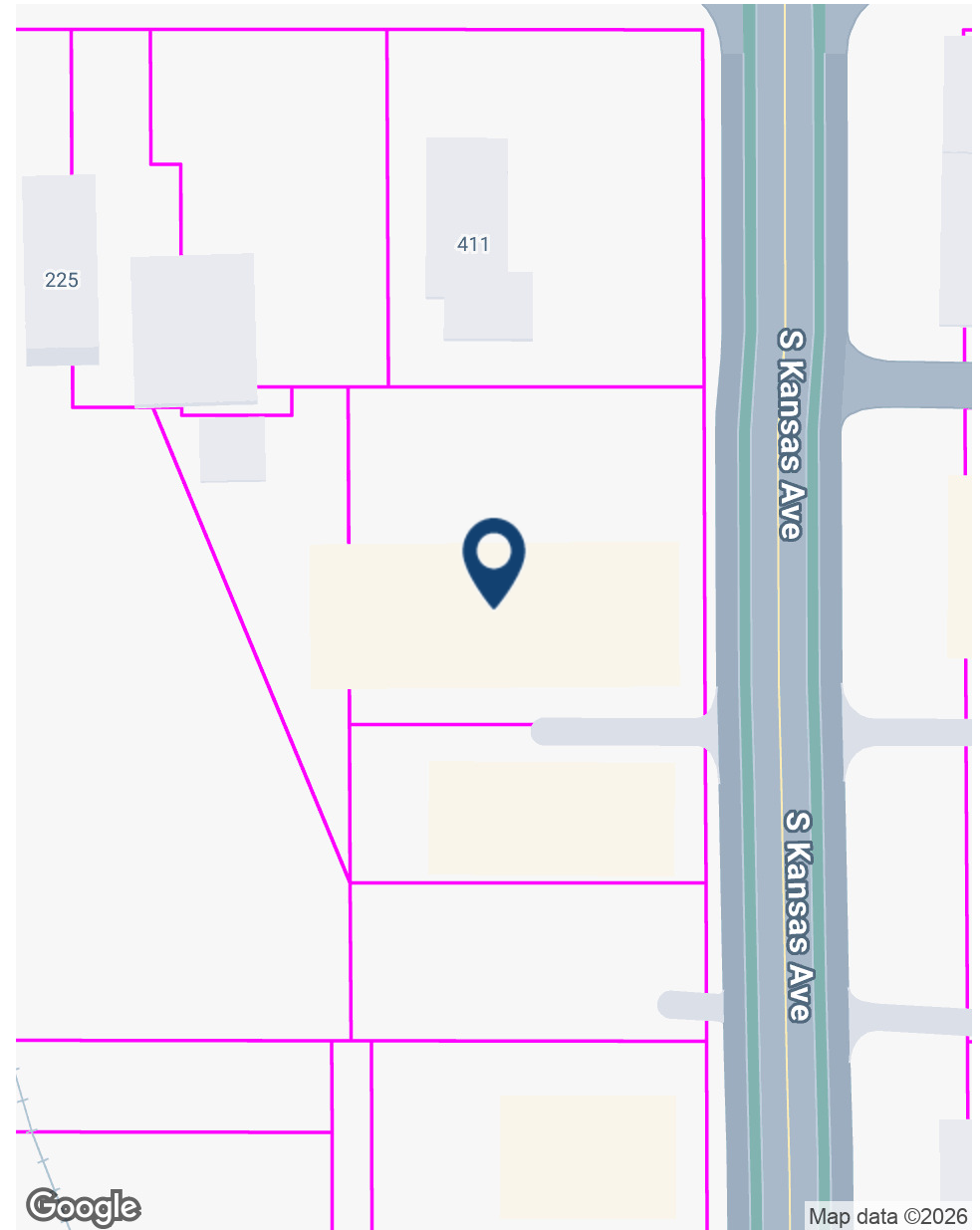
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LOCATION MAP



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