



## Hard-To-Find Small-Bay Industrial Asset

- Free-Standing +/-6,750 SF Warehouse Building on +/-0.49 Acres With Drive-In Loading
- Functional Clear-Span Layout with Warehouse Office/Restrooms and Ability to Demise
- Significant Recent Capital Improvements Including New Roof in 2025 and New Office HVAC Unit
- Easy Access to I-35 and Santa Fe Street
- Excellent Owner/User or Investment Opportunity; Suitable for Single and Multi-Tenant Uses

## For more information:

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## Building Specifications

Building Size:	+/- 6,750 SF
Lot Size:	+/- 0.49 AC
Year Built:	1985
Zoning:	M-2, General Industrial District
Roof:	New 60 Mill TPO Roof Installed 2025
HVAC:	New Office HVAC Unit, Warehouse HVAC Systems
Loading:	Three 10'x12' Drive-In Doors
Clear Height:	13', Clear Span Warehouse, 14' Clear at the Peak
Warehouse Office:	Separate Man Door Access, Restroom and Break Room
Amenities:	+/-5,250 SF Climate Controlled Warehouse, Paint Booth, Work Room
Operating Expenses (2026 Est.):	RE TAXES & INS: \$2.75 PSF CAM: Self-Performed By Tenant

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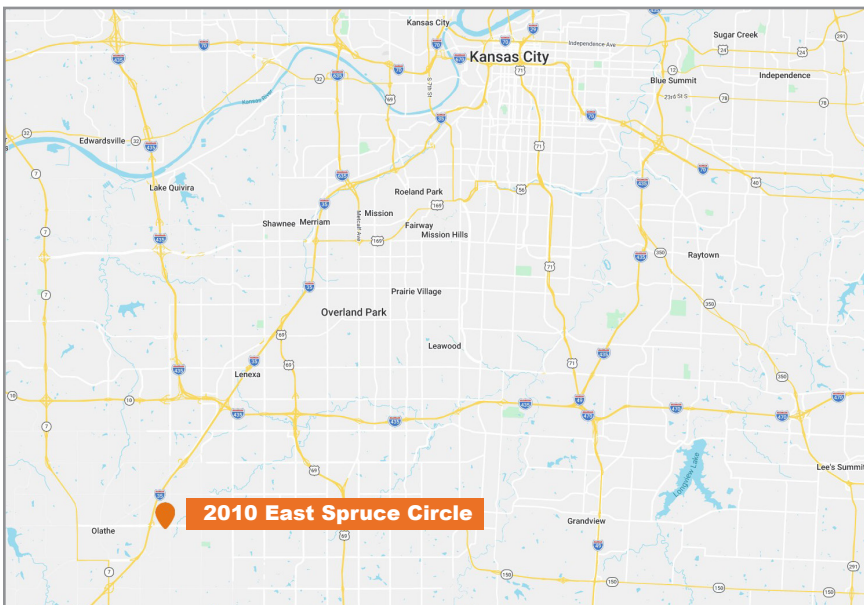
## Property Photos



# 2010 East Spruce Circle

Olathe, Kansas 66062

# For Lease/Sale



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