



Rare Johnson County IND/FLEX Building

- +/-6,750 SF on +/-0.49 Acres
- Free-Standing, Clear Span Warehouse Building
- New Roof Installed in 2025
- Excellent Owner/User Opportunity
- Call For Sale Price/Lease Rate

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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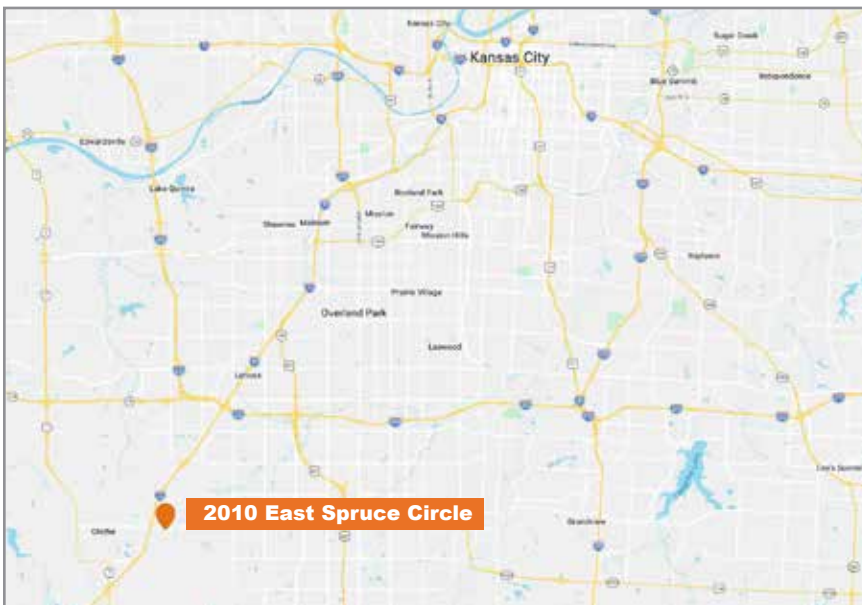
Property Photos



2010 East Spruce Circle

Olathe, Kansas 66062

For Lease/Sale



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