

# 19915 W 161st Street, Unit A

Olathe, Kansas



## Industrial Space for Lease

- ◆ 4,000 (±) sf available
- ◆ 1,100 (±) sf of office and 2,900 (±) sf of warehouse
- ◆ Dock-high and drive-in loading
- ◆ 22'-25' clear height
- ◆ Prime Olathe business park location
- ◆ Easy access to 169 Hwy. and I-35
- ◆ For lease at \$8.50/sf industrial gross
- ◆ CAM at \$1.43/sf

Exclusive Property Listing

**Seamus M. McLaughlin** 816.289.5288 [smclaughlin@ngzimmer.com](mailto:smclaughlin@ngzimmer.com)

**Tommy Gentry** 816.268.4249 [tgentry@ngzimmer.com](mailto:tgentry@ngzimmer.com)

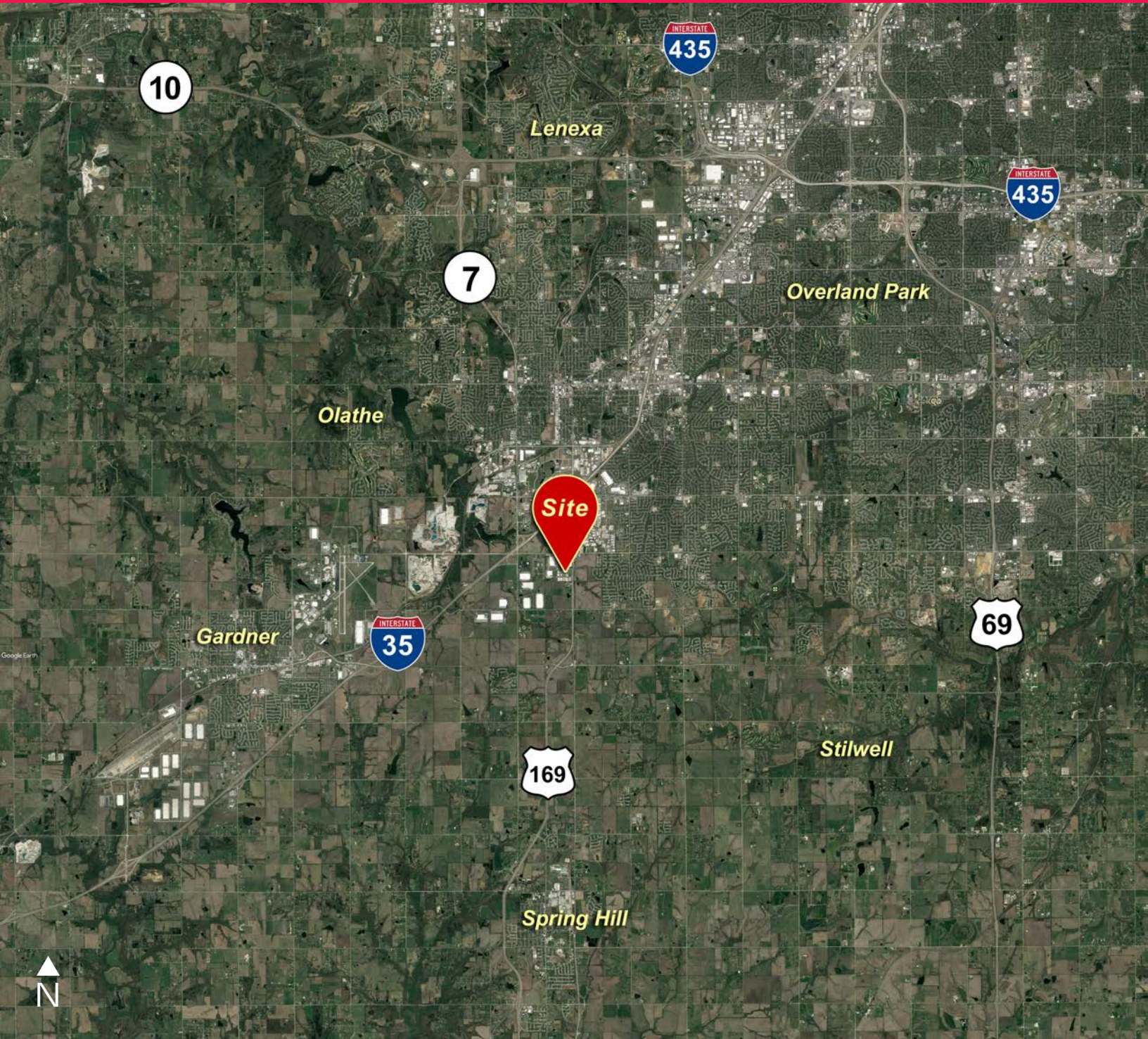
**Michael L. VanBuskirk, SIOR, CCIM, CRE** 816.512.1010 [mvanbuskirk@ngzimmer.com](mailto:mvanbuskirk@ngzimmer.com)



Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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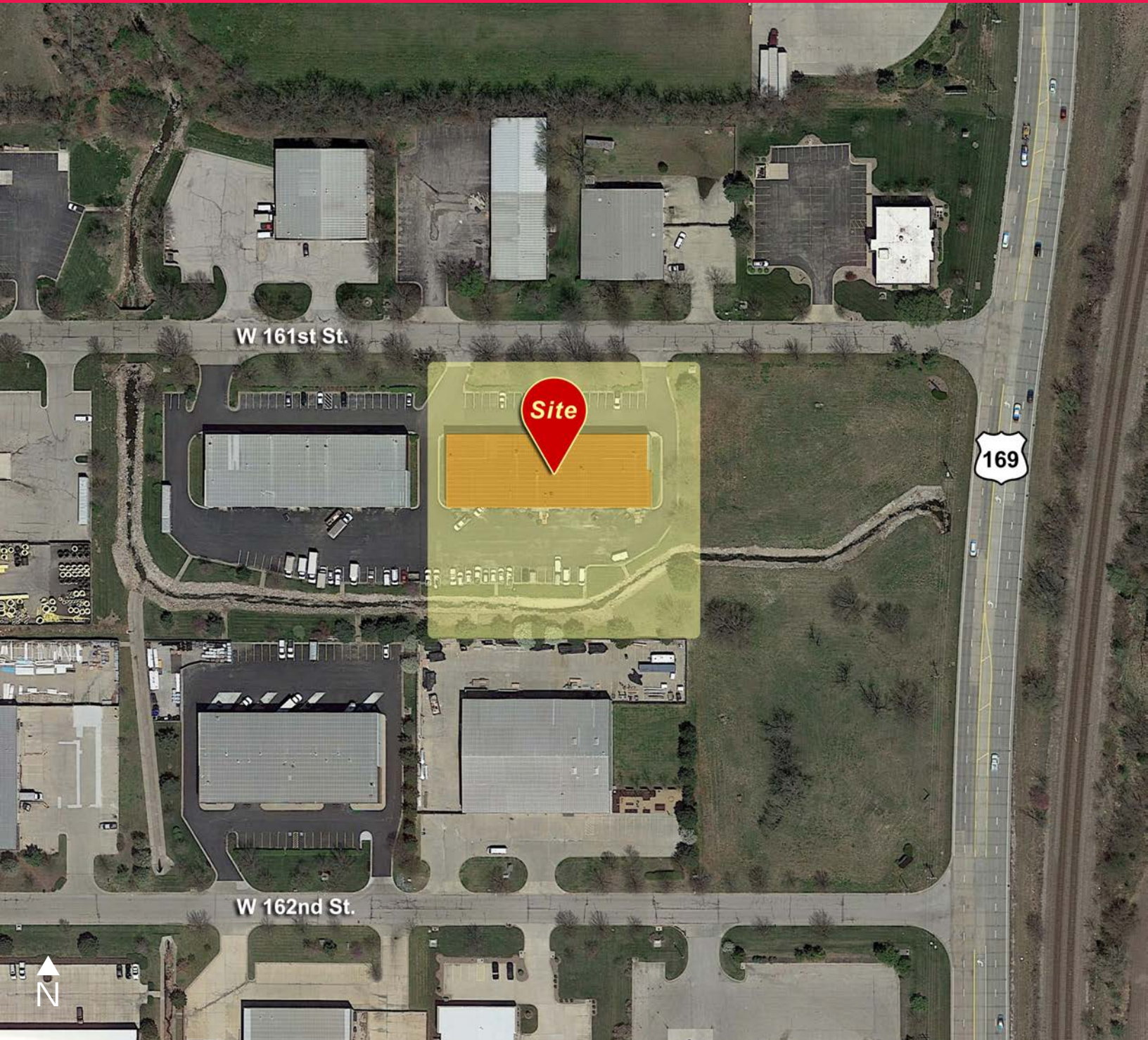
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