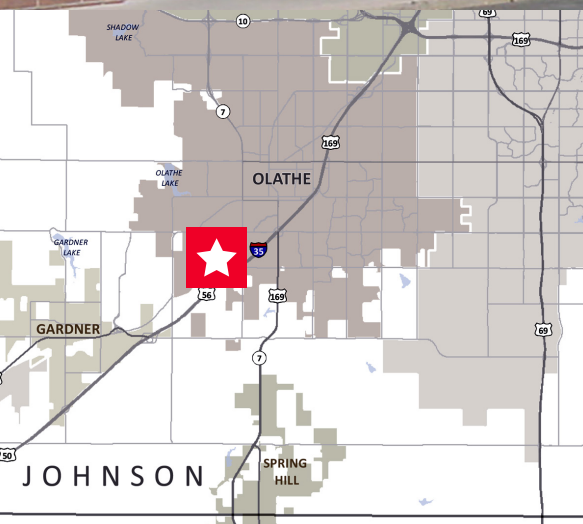




FOR LEASE

Spruce Business Center

1544-1546 E Spruce / Olathe, KS



4,800 SF Industrial Space
Lease Rate: \$7.95 PSF Gross Industrial

Property Highlights

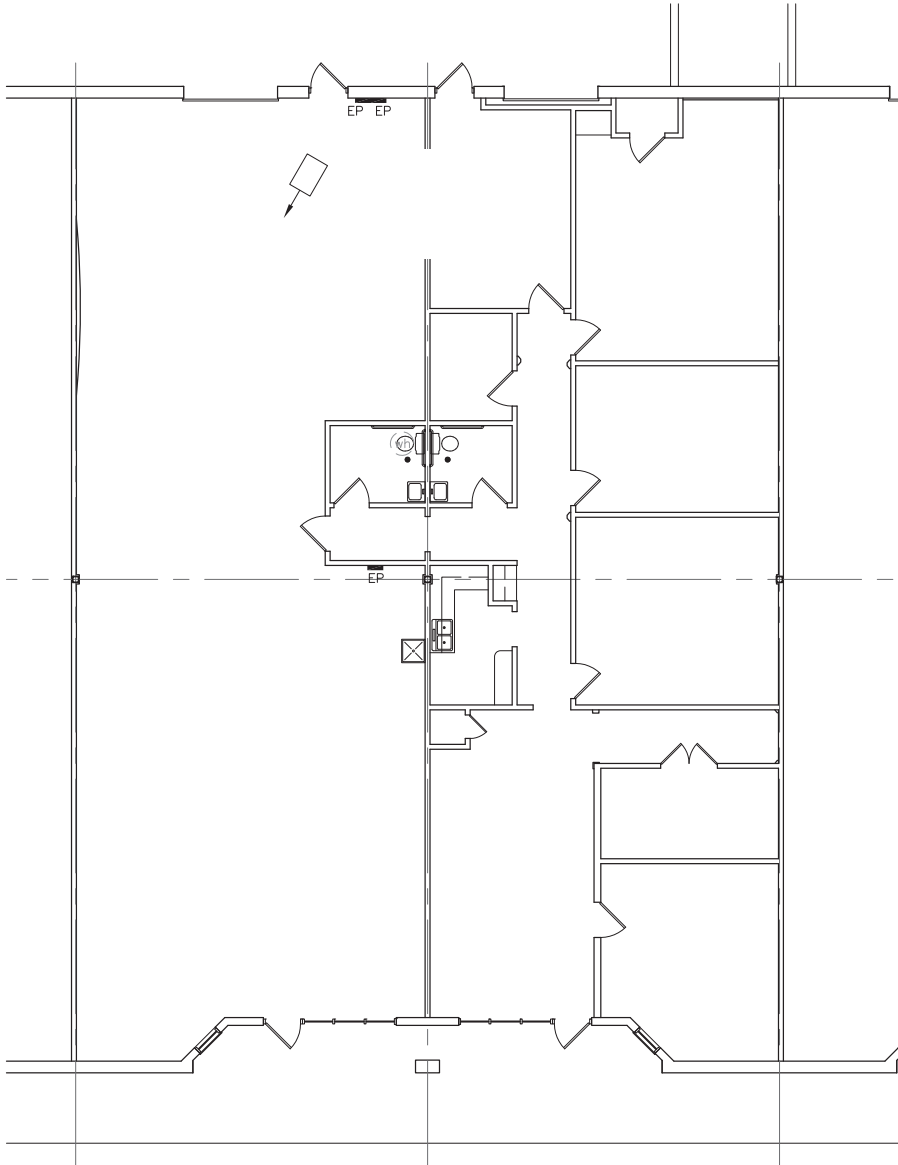
- 2,400 SF office space
- Fully heated and air conditioned
- Drive-in loading
- 16' - 18' clear height
- Wet sprinkler system
- Immediate access to I-35

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Floor Plan



Building Features

Construction Type:	Cherokee Block
Floor Type:	6' Poured Concrete
Roof Type:	Single-Ply Membrane
Electrical:	200 Amp, 3 Phase
Lighting:	Fluorescent Tubes
Heat Type:	Overhead Gas Fired Units
Parking:	2 Per 1,000
Year Built:	1987
Zoning:	M-1 (Light Industrial)



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Aerial

