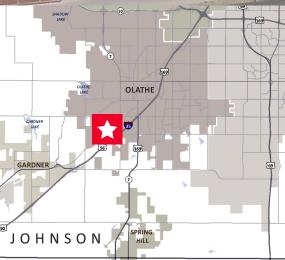
FOR LEASE



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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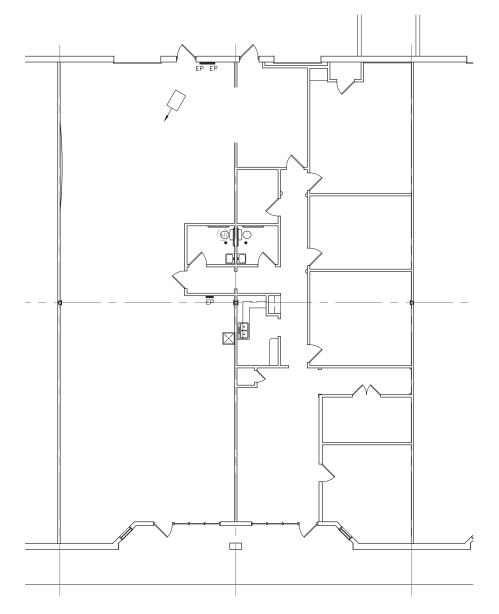
FOR LEASE



Spruce Business Center

1544-1546 E Spruce / Olathe, KS

Floor Plan



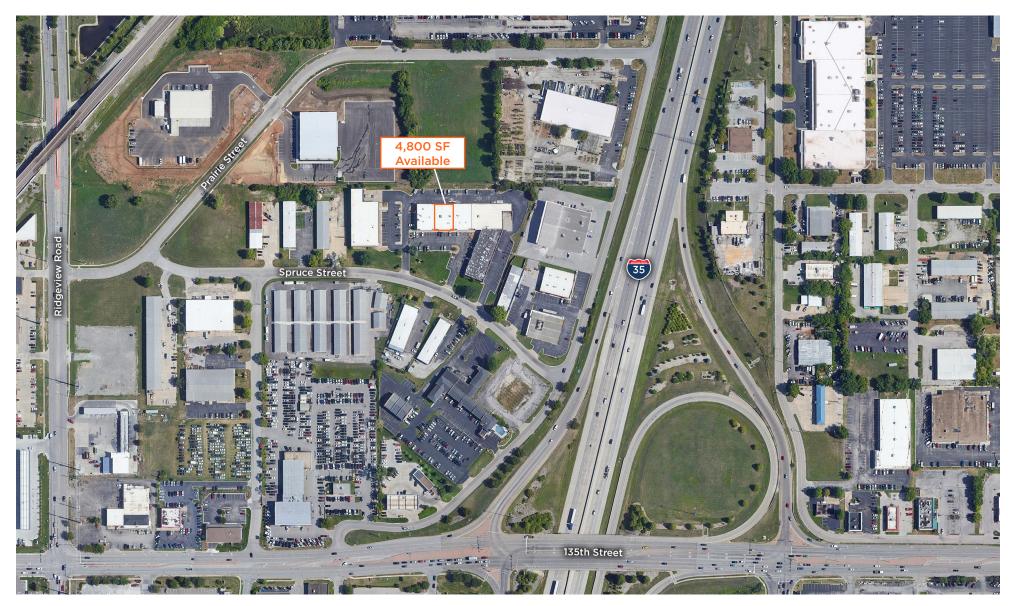
Building Features

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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FOR LEASE **Spruce Business Center** 1544-1546 E Spruce / Olathe, KS

Aerial



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