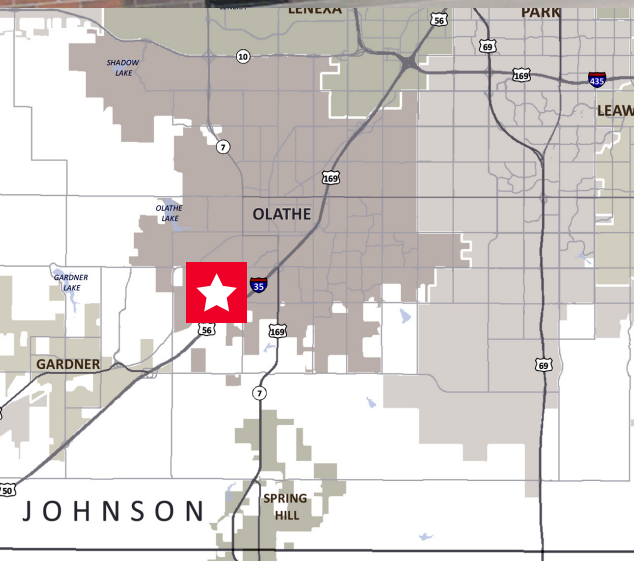




FOR LEASE

# Spruce Business Center

1548-1550 E Spruce / Olathe, KS



**±2,008 - 4,800 SF Industrial Space**  
**Lease Rate: \$7.95-\$8.50 PSF Gross Industrial**

### Property Highlights

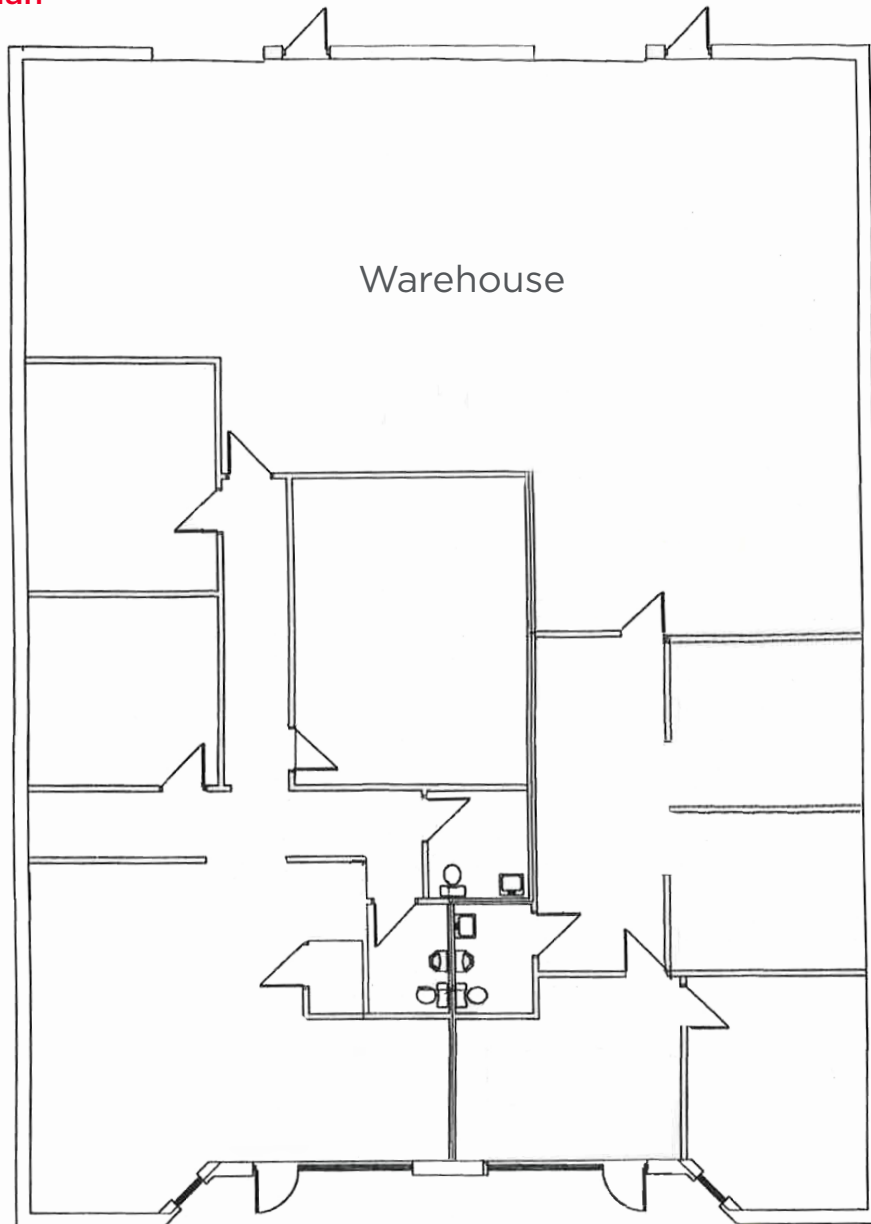
- Two adjacent suites available
- ±2,600 SF office area
- Two (2) drive-in doors
- 16' clear height
- Built in 1987
- Excellent access to Interstate 35

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Fax +1 816 842 2798  
**cushmanwakefield.com**

## Floor Plan



## Building Features

<b>Construction Type:</b>	Cherokee Block
<b>Floor Type:</b>	6' Poured Concrete
<b>Roof Type:</b>	Single-Ply Membrane
<b>Electrical:</b>	200 Amp, 3 Phase
<b>Lighting:</b>	Fluorescent Tubes
<b>Heat Type:</b>	Overhead Gas Fired Units
<b>Parking:</b>	2 Per 1,000



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Aerial

