

For Lease

Office/Warehouse Flex Space



1620 E. US-54 Hwy

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Andover, Kansas 67002

Property Description

Very well-maintained office/warehouse flex space located off Highway-54 in Andover, KS. This property is equipped with two buildings totaling roughly 6,500 SF. The buildings sit on a half-acre site with a large concrete secured fenced yard, 11 door-side parking stalls, and Highway-54 frontage with tremendous signage potential. The property has great access with accessibility from both East-bound and West-bound Highway-54.

Property Highlights

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	2,704	13,613	28,854
Average HH Income	\$84,030	\$92,506	\$114,745

SPACES

LEASE RATE

SPACE SIZE



www.naimartens.com

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6,500 SF OFFICE/WAREHOUSE



BUILDING 1 HIGHLIGHTS

SPACES	LEASE RATE	SPACE SIZE
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BUILDING 2 HIGHLIGHTS

- Approximately 1,200 SF Warehouse Building
- 14-Foot Ceiling Height
- Heat, Water, and Electricity
- Two 10x12 Overhead Doors
- *Currently Leased for \$700/month- Long Term MTM Tenant (storage use)

FOR SALE OR LEASE



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