

Southwire Manufacturing Facility

2412 N. Hwy. 169 | Coffeyville, KS | US | Montgomery County
Available SF: 406,027 | Lease Terms: Unknown



Property and Area Description

Available for sale or lease in fall of 2025. Approx. 306,350 sq. ft. manufacturing space with a peak height of 38 ft. Approx. 91,400 sq. ft. warehouse space with a peak height of 42 ft. Approx. 7,500 sq. ft. office space. Supplied by 4+ megawatts power. Rail served by South Kansas and Oklahoma Line. 14 dock-height shipping doors, 4 dock-height receiving doors with hydraulic levelers, 3 rail-height rail spur doors. Centrally located nationally on US Highway 169. All of Montgomery County is a Qualified HUB Zone.

Population



24,528

10 Mile Radius

39,118

20 Mile Radius

67,668

30 Mile Radius

Source: ESRI®, 2025

Households



10,341

10 Mile Radius

16,211

20 Mile Radius

27,974

30 Mile Radius

Source: ESRI®, 2025

Transportation

Nearest Highway: US Hwy. 75, south of Caney (1 mi.)

Nearest Interstate: I-44 (58 mi.)

Nearest Airport: Coffeyville Municipal Airport (0.00 mi.)

Nearest Commercial Airport: Tulsa International Airport (66.00 mi.)

Rail Served: Yes

Rail Served By: Other

Rail Type: Active

Rail Accessible: Yes

Rail Infrastructure in Place: Yes

Rail Contact: Shellee Currier

Rail Contact Phone: (816) 806-3644

Rail Contact Email: scurrier@watcocompanies.com

Short Line: Kansas & Oklahoma Railroad Inc.

Short Line Contact: Shellee Currier

Short Line Contact Phone: (816) 806-3644

Short Line Contact Email: scurrier@watcocompanies.com

Utilities

Electric: Coffeyville Municipal Light & Power

Natural Gas: Atmos Energy

Water: City of Coffeyville

Sewer: City of Coffeyville

Building Type:	Industrial
Available SF:	406,027
Total SF:	405,250
Number of Stories:	1
Ceiling Peak:	38 Ft.
Expandable:	Yes
Zoning:	Industrial-Light
Site Size:	30.16 Acres
Year Built:	1995
Former Use:	Wire Coating Manufacturer
Can Subdivide:	Yes
Within City Limits:	No
Construction Type:	Concrete Tilt-up
Floor Type:	Concrete-Reinforced
Sale Price Note:	Building is for sale or Lease. Contact Robert Kriewaldt.
Lease Terms:	Unknown
Last Updated:	Jul 17, 2025

Economic Development Contact

Melissa Johnson

MCAC

115 S. 6th St.

Indep, KS 67301

(620) 331-3830 | director@actioncouncil.com

Realtor/Owner Contact

Robert Kriewaldt

Phoenix Logistics

920-915-9746 | robert@phoenix3pl.com