



Property and Area Description

Discover an exceptional commercial opportunity in Manhattan, KS, off Green Valley Rd. This expansive warehouse with nearly 22,000 sq. ft. (175 ft x 125ft) sits on 1.65 acres, offering ample space for a variety of industrial or storage needs. Built with durability in mind, the facility features an impressive 8-inch thick concrete floor, ensuring stability and resilience. Equipped with 440 volts of 3-phase electric, this property is ideal for heavy machinery and equipment operations. The space also includes dedicated office areas with a bathroom, providing functionality for administrative tasks and employee needs. This strategically located property combines practicality with potential, making it a perfect fit for businesses looking to expand or establish a robust presence in the area. Don't miss out on this versatile opportunity!

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: K-18 (0.1 mi.)  
Nearest Interstate: I-70 (16 mi.)  
Nearest Airport: Manhattan Regional Airport (11 mi.)  
Nearest Commercial Airport: Manhattan Regional Airport (11 mi.)  
Distance to Mass Transit: 2.6  
Rail Served: No  
Rail Served By: Unknown  
Rail Accessible: No  
Rail Infrastructure in Place: No

Utilities

Electric: Everyg  
Natural Gas: Kansas Gas Service  
Water: City of Manhattan  
Sewer: City of Manhattan  
Telecommunications: WTC

Building Type:	Industrial
Available SF:	21,875
Number of Stories:	2
Expandable:	Yes
Zoning:	Industrial-Heavy, Industrial-Light, Industrial, Commercial, Manufacturing
Site Size:	1.65 Acres
Year Built:	2002
Specialty Features:	Lab Space
Can Subdivide:	Yes
Within City Limits:	Yes
Floor Type:	Concrete
Sale Price:	\$2,000,000
Last Updated:	Jun 5, 2025

Economic Development Contact

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Realtor/Owner Contact

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