



Building Type:	Warehouse & Distribution, Industrial, Commercial, Flex Tech, Retail
Available SF:	282,000
Total SF:	282,000
Number of Stories:	One
Ceiling Peak:	20 Ft.
Ceiling Eaves:	27 Ft.
Expandable:	Yes
Zoning:	Industrial-Heavy, Commercial, Industrial-Light
Site Size:	18.84 Acres
Year Built:	1969, expanded in 1971
Former Use:	Paper pattern manufacturing and Distribution
Specialty Features:	Distribution Center
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Concrete Block
Sale Price:	\$10,000,000
Sale Price Note:	Lease option: \$3.5 to \$7.5 per SF
Lease Terms:	Triple Net
Last Updated:	Dec 28, 2022

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Property and Area Description

Property Features • Total size: 282,000± SF • Office area: 9,780± SF • Ceiling height: 20' • Loading doors: 21 dock-high (8' x 10'); 2 drive-in doors • Power: 2 - 4000 amp services; 1 - 2000 amp service; 277/480v, 3-phase, 4-wire • Column spacing: 34'6" x 34'6" • Sprinkler: wet system • Year built: 1969; expanded in 1971 • Land area: 13.5 acres • Building exterior: Concrete panels • Zoning: Industrial, Commercial 282,000 SF Dock height, fully conditioned building. Construction is Precast concrete, with Metal deck and bar joists supporting a flat roof. Shipping and receiving dock doors.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Hwy 24 (0 mi.)
Nearest Interstate: I-70 (9 mi.)
Nearest Airport: Manhattan Regional Airport (9 mi.)
Nearest Commercial Airport: Manhattan Regional Airport (9 mi.)
Rail Served: Yes
Rail Served By: Unknown
Rail Type: Active
Rail Accessible: Yes
Rail Infrastructure in Place: Yes

Utilities

Electric: Evergy
Natural Gas: Kansas Gas Service
Water: City of Manhattan
Sewer: City of Manhattan
Telecommunications: WTC, Cox, AT&T

Property Images



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