



Building Type:	Industrial
Available SF:	241,221
Total SF:	248,785
Number of Stories:	1
Ceiling Peak:	38 Ft.
Ceiling Eaves:	40 Ft.
Expandable:	Yes
Zoning:	Industrial
Site Size:	40 Acres
Year Built:	1995
Former Use:	Valu Merchandisers Distribution Warehouse
Specialty Features:	Distribution Center
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete
Sale Price:	\$9,500,000
Last Updated:	Mar 12, 2025

Economic Development Contact

Mary Wyatt
City of Fort Scott
123 S. Main Street
Fort Scott, Kansas 66701
(620) 418-5107 | mwyatt@fscity.org

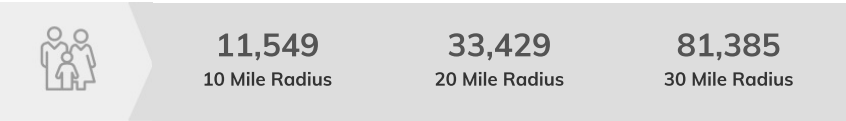
Realtor/Owner Contact

Michael Galiga
Michael Galiga
(405) 209-3684 | michael.galiga@awginc.com

Property and Area Description

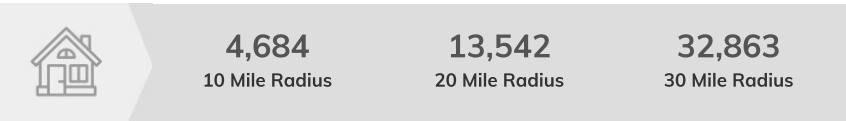
Explore the potential of this exceptional class B industrial warehouse, strategically positioned on 40 expansive acres within the Fort Scott Industrial Park. Boasting a substantial square footage of 241,221, this facility is thoughtfully designed to accommodate a variety of industrial needs. Key Features: Size: 241,221 sq. ft. Land Area: 40 Acres Parking: Ample space with 300 parking stalls Loading Docks: Streamline operations with 41 loading docks Ceiling Heights: Experience flexibility with ceiling heights ranging from 38 to 40 feet Fuel Tank: Equipped with a 12,000 Gallon Capacity fuel tank for operational convenience Discover the potential of this well-appointed industrial space, perfectly positioned to support your business needs.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: US 69 (.3 mi.)
Nearest Interstate: I49 (24 mi.)
Nearest Airport: Fort Scott Municipal Airport (3.7 mi.)
Nearest Commercial Airport: Joplin Regional Airport (52 mi.)
Rail Served: Possible
Rail Served By: Unknown, BNSF Railway
Rail Accessible: Unknown
Rail Infrastructure in Place: Yes
Rail Contact: John Rider
Rail Contact Phone: 9135514148
Rail Contact Email: john.rider@bnsf.com

Utilities

Electric: Evergy
Water: City of Fort Scott
Sewer: City of Fort Scott