

# S I T E   D A T A

<b>BUILDING X</b>	
Location:	<i>510 North Oliver Rd. Newton, KS 67114</i>
Number of Buildings:	<i>1</i>
<u>Square Feet:</u>	
Manufacturing:	<i>8,125</i>
Office:	<i>1,875</i>
Total Square Feet:	<i>10,000</i>
Lot Acreage:	
Lot Dimensions/Shape:	
Zoning:	
Previous Use:	<i>Manufacturing/warehouse</i>
Deed Restrictions:	
Condition of Building(s):	<i>Excellent</i>



<b>SPECIFICATIONS:</b>			
Building Dimensions:	<i>100'x100'</i>	Year Built:	<i>2007</i>
Construction Type:	<i>Steel Rigid Frame</i>	<u>Loading Facilities:</u>	
Roof Type:		Doors:	<i>2 personnel doors 1 inner 1 outer 14' x 14' truck garage doors</i>
Roof Age:		Type of Doors:	
Sidewall Height:	<i>7'5"</i>	Parking Stalls:	
Clear Height:	<i>18'</i>	Heat:	<i>Natural Gas</i>
Floor Plan Available?	<i>yes</i>	Air Conditioning:	<i>Yes - See remarks</i>
Floor Construction:	<i>6" sealed concrete</i>	<u>Lighting:</u>	
Floor Load Rating:	<i>4000 psi</i>	Type:	
Service Elevators:	<i>N/A</i>	Fire Insurance Rating:	
Passenger Elevators:	<i>N/A</i>		
Sprinklers:	<i>N/A</i>		
Restrooms:	<i>2</i>		

<b>UTILITIES:</b>			
<u>Electric:</u>		<u>Water:</u>	
Supplier:	<i>Butler Rural Electric Coop</i>	Supplier:	<i>City of Newton</i>
Phase:	<i>3 phase</i>	Size of Line:	<i>12"</i>
Voltage:	<i>277/480</i>		
Transformers:		<u>Sewer:</u>	
<u>Gas:</u>		Supplier:	<i>City of Newton</i>
Supplier:	<i>Kansas Gas Service</i>	Size of Line:	<i>8"</i>
Size of Line:			

<b>TRANSPORTATION:</b>			
Nearest Interstate:	<i>I-135</i>	Nearest Commercial Airport:	<i>Wichita Mid-Continent Airport</i>
Nearest Highway:	<i>US Highway 50</i>		
Nearest Rail Server:	<i>BN &amp; SF</i>	Nearest Airport:	<i>Newton City/County Airport</i>
Rail Spur:	<i>None</i>		

Sale Price:	<i>N/A</i>	Date Available:	<i>Immediately</i>
Lease Price:	<i>\$3,250 a month</i>		

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### REMARKS:

This manufacturing/warehouse space is located at the Newton City County Airport. It is still under its 5 year warranty. The building allows for future expansion with the land available and its post and beam end walls construction. The exterior is 26 gauge galvanized steel in Parchment with Royal Blue trim. The manufacturing area has Polar White steel lined interior walls. The floor is equipped with one 500 gallon mud and oil trap. The shop area has doors that form a guard against heat loss during loading. The exterior of the building is equipped with a concrete driveway and parking area to the truck door and a large 60 x110' asphalt millings parking lot. The building is outfitted with 600 Amp service. The building is also supplied with a 4 wire and a 60 cycle system.

The office area is finished in a clean, modern professional manner with carpet throughout. Current configuration is a large conference room, reception/filling area with admission security window, two executive offices, a break/kitchen area and restrooms complete with shower capability. In the manufacturing area is a large engineering office as well as a quality control office with view out sound proof windows to the shop. The office area as well as the shop are wired for intranet as well as phone systems (not included). The office and warehouse are heated by high efficiency natural gas units and air conditioned by separate systems. The shop is air conditioned by a two separate 10 ton roof mounted units while the engineering area has a 2 ton unit and the offices have a 4 ton 90% 13 seer unit.

At a cost of nearly \$400,000 in 2007 this well maintained and like new building is available for long term lease at a very reasonable rate, plus sewer assessment and utilities. Interested persons can contact the airport manager for a private tour. Possession is negotiable. Broker commissions are not payable by the city.

### CONTACT:

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