

S I T E D A T A

HANGAR N	
Location:	<i>1206 N. Oliver Newton, KS 67114</i>
Number of Buildings:	<i>1</i>
<u>Square Feet:</u>	
Shop:	<i>9,500</i>
Office:	<i>500</i>
Total Square Feet:	<i>10,000</i>
Lot Acreage:	
Lot Dimensions/Shape:	
Zoning:	<i>I-1 Industrial</i>
Previous Use:	<i>Aero Medical Aviation Maintenance</i>
Deed Restrictions:	<i>Yes - See Remarks</i>
Condition of Building(s):	<i>Excellent</i>



SPECIFICATIONS:			
Building Dimensions:	<i>100 ft x 100 ft.</i>	Year Built:	<i>1989</i>
Construction Type:	<i>Metal</i>	<u>Loading Facilities:</u>	
Roof Type:	<i>Metal</i>	Doors:	<i>Two 16ft high x 52ft wide 10 ft x 10 ft</i>
Roof Age:		Type of Doors:	<i>Metal Insulated</i>
Sidewall Height:	<i>16 ft</i>	Parking Stalls:	<i>10</i>
Clear Height:	<i>Same</i>	Heat:	<i>See Remarks</i>
Floor Plan Available?	<i>Yes - with owner</i>	Air Conditioning:	<i>Office & Clean Assembly</i>
Floor Construction:	<i>6" concrete slab</i>	<u>Lighting:</u>	
Floor Load Rating:		Type:	<i>Fluorescent and Skylights</i>
Service Elevators:	<i>No</i>	Fire Insurance Rating:	<i>Class 4</i>
Passenger Elevators:	<i>No</i>		
Sprinklers:	<i>No</i>		
Restrooms:	<i>2</i>		

UTILITIES:			
<u>Electric:</u>		<u>Water:</u>	
Supplier:	<i>Butler Rural Electric</i>	Supplier:	<i>City of Newton</i>
Phase:	<i>3 phase</i>	Size of Service Line:	<i>3/4"</i>
Voltage:	<i>120 -240</i>	Size of Main Line:	<i>12"</i>
Transformers:			
<u>Gas:</u>		<u>Sewer:</u>	
Supplier:	<i>Kansas Gas Service</i>	Supplier:	<i>City of Newton</i>
Size of Line:	<i>2"</i>	Size of Line:	<i>8"</i>

TRANSPORTATION:			
Nearest Interstate:	<i>I-135 3 miles</i>	Nearest Commercial Airport:	<i>Wichita Mid-Continent Airport 35 miles</i>
Nearest Highway:	<i>US Hwy 50 3 miles</i>		
Nearest Rail Server:	<i>BN & SF</i>		
Rail Spur:	<i>N/A</i>	Nearest Airport:	<i>Newton City/County Airport</i>

Sale Price:		Date Available:	<i>Immediately</i>
Lease Price:	<i>\$1,700 a month</i>		

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REMARKS:

Hangar N is a single story building located on the grounds of the Newton City-County Airport in an Enterprise Zone. The hangar is built to accommodate large aircraft. The bay door opens to the sides and is adjacent to the airport taxiway.

The main hangar area is 8,300 sq. ft. The concrete floor is reinforced by steel mesh. The ceiling height is much higher (up to 25ft.) in areas of the beams and in the center of the building. The work area is heated by four overhead, forced air gas furnaces with a separate furnace for heating the office and the clean assembly area. The clean assembly area is an additional 1,280 sq. ft. of production space which was originally used for manufacturing aircraft components.

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