

S I T E D A T A

AUTOLIFTERS	
Location:	<i>1451 S. Spencer Newton, KS 67114</i>
Number of Buildings:	<i>1</i>
<u>Square Feet:</u>	
Manufacturing:	<i>21,080</i>
Office:	<i>1,400</i>
Total Square Feet:	<i>22,480</i>
Lot Acreage:	<i>2.29 acres</i>
Lot Dimensions/Shape:	<i>500' X 200'</i>
Zoning:	<i>Industrial</i>
Previous Use:	<i>Manufacturer Warehouse</i>
Deed Restrictions:	
Condition of Building(s):	



SPECIFICATIONS:	
Building Dimensions:	<i>Year Built: 1970</i>
Construction Type: <i>Steel & Metal</i>	<u>Loading Facilities:</u>
Roof Type: <i>Steel & Metal</i>	Doors: <i>3 Dock Doors 8' x 10' 2 Overhead 12' x 12' & 10'x12'</i>
Roof Age: <i>17 years & 13 years</i>	Type of Doors: <i>Drive in door 14' x 13.5'</i>
Sidewall Height: <i>14'</i>	
Clear Height: <i>14'</i>	
Floor Plan Available? <i>Yes</i>	Parking Stalls: <i>14 Paved Parking Lot</i>
Floor Construction: <i>Concrete</i>	Heat: <i>Gas</i>
Floor Load Rating: <i>N/A</i>	Air Conditioning: <i>Central Air (Office Area)</i>
Service Elevators: <i>None</i>	<u>Lighting:</u>
Passenger Elevators: <i>None</i>	Type: <i>Fluorescent</i>
Sprinklers: <i>None</i>	Fire Insurance Rating: <i>Class 2</i>
Restrooms: <i>Three</i>	

UTILITIES:	
<u>Electric:</u>	<u>Water:</u>
Supplier: <i>Westar Energy</i>	Supplier: <i>City of Newton</i>
Phase: <i>Three</i>	Size of Line: <i>12"</i>
Voltage:	
Transformers:	
<u>Gas:</u>	<u>Sewer:</u>
Supplier: <i>Kansas Gas Service</i>	Supplier: <i>City of Newton</i>
Size of Line: <i>N/A</i>	Size of Line: <i>8"</i>

TRANSPORTATION:	
Nearest Interstate: <i>I - 135</i>	Nearest Commercial Airport: <i>Wichita Mid-Continent - 35 mi.</i>
Nearest Highway: <i>US Hwy 50</i>	
Nearest Rail Server: <i>BN & SF</i>	
Rail Spur: <i>None</i>	Nearest Airport: <i>Newton City/County - 3 mi.</i>
Sale Price: <i>\$300,000.00</i>	Date Available: <i>Immediately</i>
Lease Price: <i>\$2.50 Sq.ft NNN</i>	

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REMARKS:

This building would be ideal for a warehouse and distribution center or for manufacturing. In addition to 21,080 sq. ft. of warehouse space, the building has 1,400 sq. ft. consisting of six offices, three restrooms and a reception area.

The lease price on the facility is \$2.50 a sq. ft. triple net per year. If a five year lease is signed, the first month's rent will be waived.

CONTACT:

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