

S I T E D A T A

HAZ BUILDING 225 N MAIN	
Location:	225 N. Main Hesston, KS 67062
Number of Buildings:	1
<u>Square Feet:</u>	
Manufacturing:	12,000
Office:	750
Total Square Feet:	12,750
Lot Acreage:	1 Acre
Lot Dimensions/Shape:	Triangle 310' x 315' x 430'
Zoning:	Industrial
Previous Use:	Manufacturing
Deed Restrictions:	
Condition of Building(s):	Good



SPECIFICATIONS:			
Building Dimensions:	60 x 200	Year Built:	2003
Construction Type:	Steel Building - Clear Span	<u>Loading Facilities:</u>	
Roof Type:	Steel Panel	Doors:	(4) 9' x 9'
Roof Age:	8 years	Type of Doors:	Electric Lift
Sidewall Height:	20 ft.	Parking Stalls:	Parking Lot
Clear Height:		Heat:	Building & Office
Floor Plan Available?	Yes	Air Conditioning:	Office
Floor Construction:	Concrete	<u>Lighting:</u>	
Floor Load Rating:		Type:	Florescent
Service Elevators:	N/A	Fire Insurance Rating:	
Passenger Elevators:	N/A		
Sprinklers:	N/A		
Restrooms:	Yes (2)		

UTILITIES:			
<u>Electric:</u>		<u>Water:</u>	
Supplier:	Westar Energy	Supplier:	City of Hesston
Phase:	3 Phase	Size of Service Line:	1"
Voltage:	480	Size of Main Line:	4"
Transformers:			
<u>Gas:</u>		<u>Sewer:</u>	
Supplier:	City of Hesston	Supplier:	City of Hesston
Size of Line:	2"	Size of Line:	8"

TRANSPORTATION:			
Nearest Interstate:	I -35	Nearest Commercial Airport:	Wichita Mid-Continent Airport
Nearest Highway:	Old Highway 81	Nearest Airport:	Newton City/County Airport
Nearest Rail Server:	BN & SF		
Rail Spur:	Yes		
Sale Price:	\$325,000.00	Date Available:	Immediately
Lease Price:	\$.40 sq ft/a month plus utilities		

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REMARKS:

The building has four docks, two with electric dock plates and two with manual dock plates. The east end has a dock ramp to ground level. Also, there is a walk in door on each end of the building.

Office space consists of one office, two restrooms and a break room.

The office was added and completed to the building in January 2009. Lighting was updated in the building in September 2008. Gas lines were installed in September 2008 with new heaters.

CONTACT:

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