

S I T E D A T A

HEARTLAND BEDDING	
Location:	901 Sharps Drive Newton, Ks 67114
Number of Buildings:	1
Square Feet:	
Warehouse/Mfg:	41,950
Office:	2,050
Total Square Feet:	44,000
Square Feet Available for Sub-Lease:	
Warehouse/Mfg:	14,000
Office:	2,050
Lot Acreage:	3 acres
Lot Dimensions/Shape:	Irregular
Zoning:	I-2
Previous Use:	Bed manufacturing
Deed Restrictions:	
Condition of Building(s):	Good/Fair



SPECIFICATIONS:			
Building Dimensions:	See diagram	Year Built:	N/A
Construction Type:	Block	Loading Facilities:	1 - 12' x 14' Dock High
Roof Type:	Roundtop/Flat	Doors:	2 - 16' w x 10' h Dock High
Roof Age:	12 years		2 - 12' x 10' Dock High
Sidewall Height:	N/A		3 - 12' x 14' Drive-In
Clear Height:	See diagram		1 - 14' x 10.5' Drive-In
Floor Plan Available?	yes	Parking Stalls:	N/A
Floor Construction:	N/A	Heat:	Gas - Office/Warehouse
Floor Load Rating:	N/A	Air Conditioning:	Office
Service Elevators:	None	Lighting:	
Passenger Elevators:	None	Type:	Flourescent
Sprinklers:	N/A	Fire Insurance Rating:	Class 3
Restrooms:	3		

UTILITIES:			
Electric:		Water:	
Supplier:	Westar Energy	Supplier:	City of Newton
Phase:	3	Size of Line:	N/A
Voltage:	440		
Transformers:	1		
Gas:		Sewer:	
Supplier:	Kansas Gas	Supplier:	Septic Tank
Size of Line:	N/A	Size of Line:	N/A

TRANSPORTATION:			
Nearest Interstate:	I-135 - 2 Miles	Nearest Commercial Airport:	Wichita Mid-Continent Airport
Nearest Highway:	US Highway 50 - 1/2 Mile		35 Miles
Nearest Rail Server:	BN & SF	Nearest Airport:	Newton City/County - 4 Miles
Rail Spur:	Possibility		

Sale Price:	\$660,000.00	Date Available:	Immediately
Lease Price:	N/A		

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REMARKS:

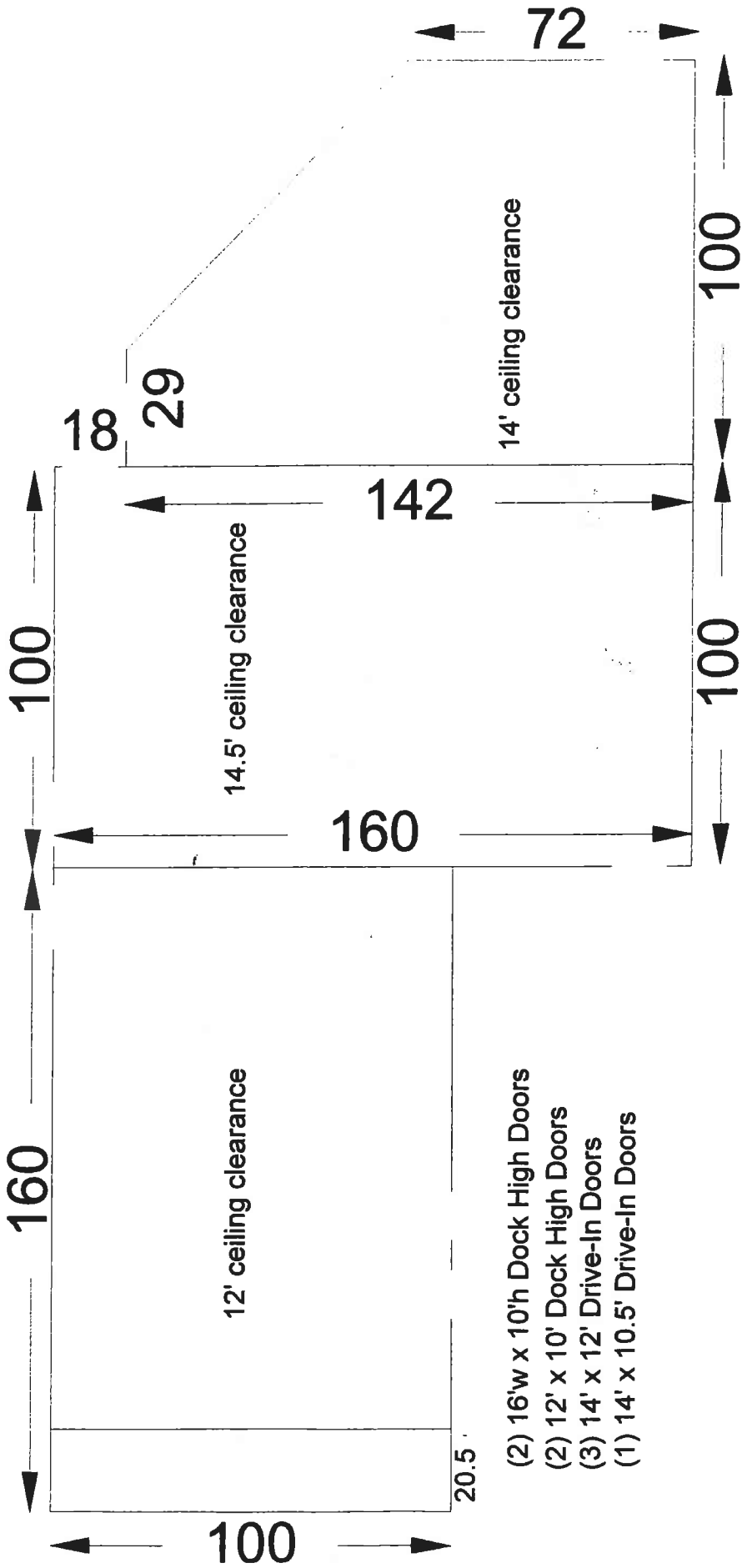
The building is a spacious industrial warehouse located near an easy access to Highway 50. The building features include a reception area, four offices, a full sized interior ramp, a conference room and a storage room. The clear ceiling height is 12' 3" to 14' 2". The entire roof was replaced in 1995.

CONTACT:

Victor Lawrence
Branson & Associates, Inc.
Phone: (316) 267-4357
Cell Phone: (316)648-1308

Mickey Fornaro-Dean, Executive Director
Harvey County Economic Development Council, Inc.
500 Main Place; Suite 109 / P.O. Box 82
Newton, KS 67114
Phone: (316) 283-6033 or 800-648-7759
info@harveycoedc.org www.harveycoedc.org

901 Sharps Drive - Newton, KS



- (2) 16'w x 10'h Dock High Doors
- (2) 12' x 10' Dock High Doors
- (3) 14' x 12' Drive-In Doors
- (1) 14' x 10.5' Drive-In Doors

Approximate Square Footage

Office - 2050

Warehouse/Manufacturing - 41,950