

S I T E D A T A

HESSTON INDUSTRIAL CAMPUS			
Location:	<i>I-135 & Ridge Road Hesston, KS 67062</i>	Total Park Acreage:	<i>124.872</i>
		-Less Acres In Use:	<i>-0.000</i>
Zoning:	<i>I-2 Heavy Industrial</i>	Total Acres Available:	<i>124.872</i>
Restrictive Covenants:	<i>Utilities Easements</i>	Acreage Platted:	<i>124.872</i>
Terrain:	<i>Level</i>	Smallest Available Lot:	<i>1.177</i>
Flood Plain?	<i>No</i>	Total Number of Lots:	<i>28</i>
Fire Insurance Rating:	<i>Class 6</i>	Price Per Acre:	<i>Negotiable</i>

UTILITIES:			
<u>Electric:</u>		<u>Water:</u>	
Supplier:	<i>Kansas Gas & Electric</i>	Supplier:	<i>City of Hesston</i>
Voltage Available:	<i>690 KV</i>	Size of Line:	<i>8 inch main</i>
Rates:	<i>See Utilities Data</i>	Rates:	<i>See Utilities Data</i>
<u>Gas:</u>		<u>Sewer:</u>	
Supplier:	<i>City of Hesston</i>	Supplier:	<i>City of Hesston</i>
Size of Line:	<i>4 inch main</i>	Size of Line:	<i>8 inch main</i>
Rates:	<i>See Utilities Data</i>	Rates:	<i>See Utilities Data</i>

TRANSPORTATION:			
Nearest Interstate:	<i>Adjacent to I-135</i>	Nearest Commercial	
Nearest Highway:	<i>7 miles to US HWY 50</i>	Airport:	<i>Wichita Mid Continent (41 miles)</i>
Access Roads?	<i>Part (Perimeter)</i>	Nearest Airport:	<i>Newton City-County (11 miles)</i>
Nearest Rail Server:	<i>Union Pacific</i>		
Rail Spur:	<i>No</i>		

REMARKS:
<p>Identified as industrial development acreage, the Hesston Industrial Campus is a very attractive site. Being adjacent to the divided, four-lane Interstate 135 makes it a highly visible and easily accessible area. The largest single lot is 7.114 acres. However, larger tracts of land can be acquired by combining adjacent lots. Although the industrial park is subject to annexation, it is presently located outside city limits.</p> <p>All utilities are in place to the perimeter of the campus at the present time. The City of Hesston will work with prospective industries to extend service to locations inside the area. The city water main has a static pressure of 50 psi and is line looped. The 4-inch gas line features a 40 psi capacity.</p> <p>Although rail service is not adjacent to the site, the BNSF line passes within a mile west of the industrial park. Reciprocal switching is available within seven miles.</p> <p>Sale of acreage in the Industrial Campus should be negotiated with the City of Hesston. The price will be set depending upon the prospective industry's development specifications.</p>