

S I T E D A T A

IDAHO TIMBER BUILDING	
Location:	<i>515 Industrial Park Halstead, KS 67056</i>
Number of Buildings:	<i>4 (details below)</i>
<u>Square Feet:</u>	
Manufacturing:	<i>Approx 77k + 20k enclosed storage</i>
Office:	<i>Approx 6,000</i>
Total Square Feet:	<i>Approx 103,000</i>
Lot Acreage:	<i>21.57</i>
Lot Dimensions/Shape:	<i>Rectangular</i>
Zoning:	
Previous Use:	<i>Wood products manufacturing and distribution</i>
Deed Restrictions:	<i>None</i>
Condition of Building(s):	<i>Fair</i>



SPECIFICATIONS:			
Building Dimensions:	<i>Various</i>	Year Built:	<i>1980</i>
Construction Type:	<i>8' tilt-up concrete with steel beam (main)</i>	Loading Facilities:	<i>Truck and Rail</i>
Roof Type:	<i>Steel</i>	Doors:	<i>Numerous ranging in width from 8' to 22'</i>
Roof Age:	<i>Original</i>	Type of Doors:	<i>Overhead opening</i>
Sidewall Height:	<i>16' (main bldg)</i>	Parking Stalls:	<i>Ample on site parking is available</i>
Clear Height:	<i>25' (main bldg)</i>	Heat:	<i>Office and secondary bldg heated</i>
Floor Plan Available?	<i>Yes</i>	Air Conditioning:	<i>Office air conditioned</i>
Floor Construction:	<i>Concrete</i>	Lighting:	<i>400 watt metalarc halogen</i>
Floor Load Rating:	<i>Suited for industrial use</i>	Type:	<i>in main production bldg</i>
Service Elevators:	<i>N/A</i>	Fire Insurance Rating:	
Passenger Elevators:	<i>N/A</i>		
Sprinklers:	<i>Y - Dry system in main bldg</i>		
Restrooms:	<i>Multiple</i>		

TRANSPORTATION:			
Nearest Interstate:	<i>I-135 (10 Miles)</i>	Nearest Commercial Airport:	<i>Wichita Mid-Continent Airport</i>
Nearest Highway:	<i>Hwy 50 (2 Miles)</i>	Nearest Airport:	<i>Newton City/County Airport</i>
Nearest Rail Server:	<i>BN & SF</i>		
Rail Spur:	<i>Yes - 5 car capacity on property</i>		
Sale Price:	<i>\$1,950,000.00</i>	Date Available:	<i>Immediately</i>
Lease Price:	<i>N/A</i>		

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REMARKS:

This facility is located on approximately 22 acres in Halstead, Kansas. The main building at this facility is approximately 72,000 square feet and the production portion is split into two large spaces - one was used primarily as a lumber remanufacturing facility and the was used primarily as a truss manufacturing facility (the equipment is still in place and included). About 6,000 square feet of the main building is allocated to office and break room space - this portion of the building is heated and air conditioned.

There is also second manufacturing building located on site that is approximately 11,000 square feet. It is primarily designed for manufacturing, but it also contains a small amount of office space and restrooms. There are also two mostly enclosed storage sheds located on site, and each is approximately 10,000 square feet.

The property is serviced by a BNSF rail spur that has capacity to hold up to five rail cars on the property. Additionally, there is a loading doc that can be used both for enclosed truck trailers or railroad box cars.

CONTACT:

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