

S I T E D A T A

KEYES MFG, INC.	
Location:	<i>2015 West First Newton, KS 67114</i>
Number of Buildings:	<i>1</i>
<u>Square Feet:</u>	
Manufacturing:	<i>13,000</i>
Office:	
Total Square Feet:	<i>13,000</i>
Lot Acreage:	
Lot Dimensions/Size:	<i>79,650 sq. ft.</i>
Zoning:	<i>I-1, Light Industrial</i>
Previous Use:	<i>manufacturing</i>
Deed Restrictions:	
Condition of Building(s):	<i>Fair</i>



SPECIFICATIONS:	
Building Dimensions:	Year Built: <i>1966</i>
Construction Type: <i>Metal & Steel</i>	<u>Loading Facilities:</u>
Roof Type:	Doors: <i>Dock High w/ truck well</i>
Roof Age:	Type of Doors: <i>3 Overhead doors grade level</i>
Sidewall Height: <i>15' exterior sidewalls</i>	Parking Stalls:
Clear Height:	Heat:
Floor Plan Available?	Air Conditioning:
Floor Construction:	<u>Lighting:</u>
Floor Load Rating:	Type:
Service Elevators:	Fire Insurance Rating:
Passenger Elevators:	
Sprinklers:	
Restrooms: <i>Yes</i>	

UTILITIES:	
<u>Electric:</u>	<u>Water:</u>
Supplier: <i>Westar Energy</i>	Supplier: <i>City of Newton</i>
Phase:	Size of Main Line: <i>12"</i>
Voltage:	
Transformers:	
<u>Gas:</u>	<u>Sewer:</u>
Supplier: <i>Kansas Gas</i>	Supplier: <i>City of Newton</i>
Size of Main Line: <i>3" coated steel</i>	Size of Line: <i>8"</i>

TRANSPORTATION:	
Nearest Interstate: <i>I-135</i>	Nearest Commercial Airport: <i>Wichita Mid-Continent Airport</i>
Nearest Highway: <i>US Highway 50</i>	
Nearest Rail Server: <i>BN & SF</i>	Nearest Airport: <i>Newton City/County Airport</i>
Rail Spur: <i>None</i>	

Sale Price: <i>\$250,000.00</i>	Date Available: <i>Immediately</i>
Lease Price: <i>\$2.15/sq. ft. per year (net)</i>	

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REMARKS:

Conveniently located near Highway 50 interchange. Can be packaged with 1915 W. 1st St (9,775 sq. ft). This building works nicely for manufacturing or warehousing with surplus ground for future expansion. There is approximately 1,100 sq. ft. of finished office space with mezzanine above.

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