

S I T E D A T A

KEYES MFG, INC.	
Location:	<i>1915 West First Newton, KS 67114</i>
Number of Buildings:	<i>1</i>
<u>Square Feet:</u>	
Manufacturing:	<i>9,775</i>
Office:	
Total Square Feet:	<i>9,775</i>
Lot Acreage:	
Lot Dimensions/Shape:	<i>26,550 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:	<i>Year Built: 1974</i>
Construction Type: <i>Metal & Steel</i>	<u>Loading Facilities:</u>
Roof Type: <i>Metal</i>	Doors: <i>1 Dock High w/truck well</i>
Roof Age:	Type of Doors: <i>3 Overhead doors grade level</i>
Sidewall Height: <i>14'</i>	Parking Stalls: <i>3</i>
Clear Height:	Heat: <i>Yes</i>
Floor Plan Available?	Air Conditioning: <i>Office</i>
Floor Construction: <i>Concrete</i>	<u>Lighting:</u>
Floor Load Rating:	Type: <i>Fluorescent</i>
Service Elevators: <i>N/A</i>	Fire Insurance Rating:
Passenger Elevators: <i>N/A</i>	
Sprinklers: <i>N/A</i>	
Restrooms: <i>Yes</i>	

UTILITIES:	
<u>Electric:</u>	<u>Water:</u>
Supplier: <i>Westar Energy</i>	Supplier: <i>City of Newton</i>
Phase: <i>3 phase, 208V service</i>	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>	
Rail Spur: <i>None</i>	Nearest Airport: <i>Newton City/County Airport</i>

Sale Price: <i>\$180,000.00</i>	Date Available: <i>Immediately</i>
Lease Price: <i>\$2.50/sq.ft. per year triple net</i>	

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REMARKS:

This metal building is located just off a highly traveled street on the west side of Newton. The building is equipped with a dock high truck well door to the west side of the building and three overhead doors 12'x10', one at the front of the building and two at the rear of the building. The building has a mezzanine of approximately 3,200 sq. ft. for extra storage and work space. There is an office, two restrooms and a clean up area. The floor is concrete and windows along two sides of the building. There is potential for the building to be used for manufacturing, warehouse/distribution. The heating in the manufacturing area is placed in the ceiling and runs on gas. There is adjacent land for expansion and would be the owners responsibility to construct the expansion.

CONTACT:

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