

# S I T E   D A T A

<b>SUN-DOR-CO BUILDING</b>	
Location:	901 S. Spencer Rd. Newton, KS 67114
Number of Buildings:	See details below
<u>Square Feet:</u>	
Manufacturing:	16,004
Office:	600
Total Square Feet:	16,604
Lot Acreage:	1.70
Lot Dimensions/Shape:	370' x 280'
Zoning:	Industrial
Previous Use:	Manufacturing
Deed Restrictions:	None
Condition of Building(s):	Excellent



<b>SPECIFICATIONS:</b>	
Building Dimensions:	Year Built: 1974
Construction Type: Prestressed Concrete	<u>Loading Facilities:</u>
Roof Type: Built Up	Doors: 2 doors 9' x 10'
Roof Age: 6 years	1 door 110' x 12'
Sidewall Height: 14'	1 door 20' x 13'6"
Clear Height: 12'	Type of Doors: 3 overhead & 1 rolling
Floor Plan Available? Yes	Parking Stalls: 25
Floor Construction: Concrete Slab	Heat: 2.5 million Btu roof top furnace
Floor Load Rating:	Air Conditioning: Office
Service Elevators: N/A	<u>Lighting:</u> Yes
Passenger Elevators: N/A	Type: Fluorescent & Metah Halide
Sprinklers: N/A	Fire Insurance Rating:
Restrooms: 2	

<b>UTILITIES:</b>	
<u>Electric:</u>	<u>Water:</u>
Supplier: Westar Energy	Supplier: City of Newton
Phase: 3ph	Size of Main Line: 12"
Voltage: 208 v	
Transformers: 500 kw service, 800 amp	
<u>Gas:</u>	<u>Sewer:</u>
Supplier: Kansas Gas Company	Supplier: City of Newton
Size of Main Line: 3" service line 7/8"	Size of Main Line: 12"

<b>TRANSPORTATION:</b>	
Nearest Interstate: I-135	Nearest Commercial Airport: Wichita Mid Continent Airport
Nearest Highway: US Hwy 50	35 miles
Nearest Rail Server: BN & SF	Nearest Airport: Newton City/County 4 miles
Rail Spur: N/A	

Sale Price: See comments below	Date Available: Immediately
Lease Price: \$2.50 s.f.	

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### REMARKS:

This manufacturing site has multiple buildings for the purpose of manufacturing. The main building was built in 1974 with 11,664 sq. ft. The manufacturing area has 11,064 sq. ft. and has an office of 600 sq. ft. with a break room, phone system, PA system, and 10 file cabinets. The building is humidified and the roof top furnace was rebuilt in 2003. The office has a 5 ton furnace and a new air conditioning unit in 2001. This building has 500 kW service, 800-amp Busway system w/30 bus-plugs and fire and brake in alarm systems.

The Wood Burning Furnace Building was built in 1995 with 320 Sq. ft. It is a metal building with fire and brake in alarm systems.

The Warehouse and Cutting Room Building was built in 1999 with 4,320 sq. ft. It is a metal building with industrial wiring, tube heater in the cutting area, fire and brake in alarem systems and a un-load lumber inside.

The Shipping and Receiving Building was built in 2001 with 1,250 sq. ft. It is a metal building with 2 loading docks, 1 ground level loading area and fire and brake in alarm system.

The storage container was purchased in 2004 with 336 Sq. ft. The container is aluminum.

There is room on the lot to add 20,000 + sq. ft. of additional building space.

The Lessor pays the taxes and insurance. Taxes paid for 2010 are \$7,272. The building can be purchased but a price has not been established.

### CONTACT:

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