

S I T E D A T A

UNRUH FAB BLDG.	
Location:	<i>201 Industrial Drive Sedgwick, KS 67135</i>
Number of Buildings:	<i>1</i>
<u>Square Feet:</u>	
Manufacturing:	<i>19,485</i>
Office:	<i>515</i>
Total Square Feet:	<i>20,000</i>
Lot Acreage:	<i>5.46</i>
Lot Dimensions/Shape:	<i>See lots 4 & 5 on Exhibit A</i>
Zoning:	<i>I - 1 Industrial District</i>
Previous Use:	<i>N/A</i>
Deed Restrictions:	
Condition of Building(s):	<i>Excellent</i>



SPECIFICATIONS:			
Building Dimensions:	<i>100' X 200'</i>	Year Built:	<i>2007</i>
Construction Type:	<i>Steel Building</i>	<u>Loading Facilities:</u>	
Roof Type:	<i>Galvalum Sheet Steel</i>	Doors:	<i>8</i>
Roof Age:	<i>2 Years 8 Months</i>	Type of Doors:	<i>Overhead</i>
Sidewall Height:	<i>16'</i>	Parking Stalls:	<i>Yes 10-12</i>
Clear Height:		Heat:	<i>Office & Restrooms</i>
Floor Plan Available?	<i>Yes</i>	Air Conditioning:	<i>Office & Restrooms</i>
Floor Construction:	<i>Concrete</i>	<u>Lighting:</u>	<i>T5 high intensity fluorescent lights</i>
Floor Load Rating:		Type:	
Service Elevators:	<i>N/A</i>	Fire Insurance Rating:	<i>6</i>
Passenger Elevators:	<i>N/A</i>		
Sprinklers:	<i>No</i>		
Restrooms:	<i>Yes</i>		

UTILITIES:			
<u>Electric:</u>		<u>Water:</u>	
Supplier:	<i>Westar Energy</i>	Supplier:	<i>City of Sedgwick</i>
Phase:	<i>3 phase</i>	Size of Service Line:	<i>8"</i>
Voltage:	<i>120/208</i>	Size of Main Line:	<i>12"</i>
Transformers:			
<u>Gas:</u>		<u>Sewer:</u>	
Supplier:	<i>Kansas Gas Service</i>	Supplier:	<i>City of Sedgwick</i>
Size of Main Line	<i>4" - Size of Service Line 1 1/4"</i>	Size of Service Line:	<i>8"</i>

TRANSPORTATION:			
Nearest Interstate:	<i>I-135 8 miles</i>	Nearest Commercial Airport:	<i>Wichita Mid-Continent Airport</i>
Nearest Highway:	<i>Highway 50 8 miles</i>		
Nearest Rail Server:	<i>BN & SF</i>	Nearest Airport:	<i>Newton City/County Airport</i>
Rail Spur:	<i>N/A</i>		

Sale Price:		Date Available:	<i>Negotiable</i>
Lease Price:			

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REMARKS:

This building is located on the south edge of the city in a nice industrial park. The building faces the north with the offices on the northwest corner of the building. The parking is adequate in the front and on the side of the office. The area in front of the overhead doors is gravel with concrete approaches. The roof is a hot dipped alum-zinc alloy coated galvalum sheet steel. The shop is heated with tube heaters. There are (2) 400 AMP panels, 40 circuit mainbreakers for the fluorescent lights.

CONTACT:

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