

S I T E D A T A

WALTON INDUSTRIAL BUILDING	
Location:	302 W. Commerce Walton, KS 67151
Number of Buildings:	1
Square Feet:	
Manufacturing:	29,000
Office:	3,000
Total Square Feet:	32,000
Lot Acreage:	9.5 acres
Lot Dimensions/Shape:	400' x 1,000' (approx.)
Zoning:	I-1 Light Industrial
Previous Use:	Manufacturer Warehouse
Deed Restrictions:	None
Condition of Building(s):	Fair



SPECIFICATIONS:			
Building Dimensions:	160' x 200'	Year Built:	1976
Construction Type:	Cuckler Metal Building	Loading Facilities:	Submerged concrete freight dock
Roof Type:	Metal	Doors:	5 large overhead roll-up doors Numerous entry doors
Roof Age:	1976	Type of Doors:	Drive-in and Dock doors
Sidewall Height:	Approx. 15 ft.	Open or Covered?	Open
Clear Height:	Approx. 20 ft.	Parking Stalls:	10 paved Large gravel area
Floor Plan Available?	None	Heat:	Gas
Floor Construction:	Concrete	Air Conditioning:	In office area only
Floor Load Rating:	N/A	Lighting:	
Service Elevators:	None	Type:	Fluorescent
Passenger Elevators:	None	Fire Insurance Rating:	N/A
Sprinklers:	None		
Restrooms:	Two in office, two in shop		

UTILITIES:			
Electric:		Water:	
Supplier:	Westar Energy	Supplier:	City of Walton
Phase:	Three phase and single phase	Size of Line:	4" Diameter
Voltage:	400 amp		
Transformers:	Three		
Gas:		Sewer:	
Supplier:	City of Walton	Supplier:	City of Walton
Size of Line:	Large 3" Diameter	Size of Line:	4" Diameter

TRANSPORTATION:			
Nearest Interstate:	I-135	Nearest Commercial Airport:	Wichita Mid-Continent Airport - 35 mi.
Nearest Highway:	U.S. Highway 50 - 1 block	Nearest Airport:	Newton City/County - 5 mi.
Nearest Rail Server:	BNSF Railroad		
Rail Spur:	Could be easily accommodated		
Sale Price:	\$650,000.00	Date Available:	Immediately
Lease Price:	Average \$.17 s.f. month lease		

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REMARKS:

The 32,000 square foot, single story, facility is located on 9.5 acres of land. The lot acreage would accommodate significant expansion of the building or parking facilities. The property is enclosed by a 6 foot perimeter chain link fence that has 4 large gates for access. The building has 5 large overhead roll up doors ranging in size (size: 12' x 14'; 12' x 12' and 10' x 12'). The outside of the facility is equipped with a large concrete apron out front for parking, flood lights and a freight dock. Because the building is clear span it could be adaptable to many types of uses.

Special on 3 year Lease: \$1.50 s.f. NNN (year 1)
\$2.00 s.f. NNN (year 2)
\$2.50 s.f. NNN (year 3)

The geographic location of this facility is an extremely positive aspect of the building. U.S. Highway 50 has a daily traffic count of approximately 5,412 vehicles which is in clear view of the facility. U.S. Highway 50 also provides convenient access to Interstate 135 five miles southwest.

CONTACT:

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S I T E D A T A

MANUFACTURING/WAREHOUSE FOR SALE/LEASE

- LOCATION:** 302 W. Commerce – Walton, Ks 67151
- LAND AREA:** 9.5 Acres
- BLDG. SIZE:** 32,000 S.F. Total – Office Area Approx. 3,000 S.F.
- UTILITIES:** Sewer/Water/Gas – 3 phase and single phase – 400 amp – 3 transformers.
- DESCRIPTION:** Adjacent to Hwy 50. Bldg is Cuckler Metal (160'x 200') – built 1976 – Sidewalls 15' – 20' center. Well concrete freight dock – large overhead doors (5) – property enclosed by 6' chain link fence with 4 large gates.
- ZONING:** Industrial C-3
- LEASE RATE:** **Average \$.17 s.f. month lease**
Special on 3 yr Lease - \$1.50 s.f. NNN (year 1)
- \$2.00 s.f. NNN (year 2)
- \$2.50 s.f. NNN (year 3)
- SALE PRICE:** \$650,000



REAL ESTATE RESOURCES

Real Estate Development • Brokerage • Site Selection

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