

S I T E D A T A

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



SPECIFICATIONS:			
Building Dimensions:	<i>160' x 200'</i>	Year Built:	<i>1975</i>
Construction Type:	<i>Cuckler Metal Building</i>	<u>Loading Facilities:</u>	<i>Submerged concrete freight dock</i>
Roof Type:	<i>Metal</i>	Doors:	<i>5 large overhead roll-up doors Numerous entry doors</i>
Roof Age:	<i>1975</i>	Type of Doors:	<i>Drive-in and Dock doors</i>
Sidewall Height:	<i>Approx. 15 ft.</i>	Open or Covered?	<i>Open</i>
Clear Height:	<i>Approx. 20 ft.</i>	Parking Stalls:	<i>10 paved Large gravel area</i>
Floor Plan Available?	<i>None</i>	Heat:	<i>Gas</i>
Floor Construction:	<i>Concrete</i>	Air Conditioning:	<i>In office area only</i>
Floor Load Rating:	<i>N/A</i>	<u>Lighting:</u>	
Service Elevators:	<i>None</i>	Type:	<i>Fluorescent</i>
Passenger Elevators:	<i>None</i>	Fire Insurance Rating:	<i>N/A</i>
Sprinklers:	<i>None</i>		
Restrooms:	<i>Two in office, two in shop</i>		

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

TRANSPORTATION:			
Nearest Interstate:	<i>I-135</i>	Nearest Commercial	
Nearest Highway:	<i>U.S. Highway 50 - 1 block</i>	Airport:	<i>Wichita Mid-Continent Airport - 35 mi.</i>
Nearest Rail Server:	<i>BNSF Railroad</i>	Nearest Airport:	<i>Newton City/County - 5 mi.</i>
Rail Spur:	<i>Could be easily accommodated</i>		

Sale Price:	<i>Negotiable</i>	Date Available:	<i>Immediately</i>
Lease Price:	<i>\$2.25/sq. ft. NNN</i>		

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REMARKS:

The 32,000 square foot, single story, facility is located on 9.2 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.

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.

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