

BENTON OFFICE/WAREHOUSE

FOR SALE OR LEASE 1248 N. Main | Benton, KS
SALE PRICE \$695,000.00 | LEASE RATE \$5.50/SF, NNN



BUILDING SIZE
17,000 SF±

AVAILABLE SF
OFFICE 1,200 SF±
WAREHOUSE 15,800 SF±
COVERED STORAGE 3,000 SF±

MINIMUM DIVISIBLE SF
3,800 SF

ZONING
B-1, GENERAL BUSINESS
DISTRICT

CEILING HEIGHT
14'+

YEAR BUILT
2008, 2011

CONSTRUCTION
METAL ON STEEL

COLUMN SPACING
FREE-SPAN

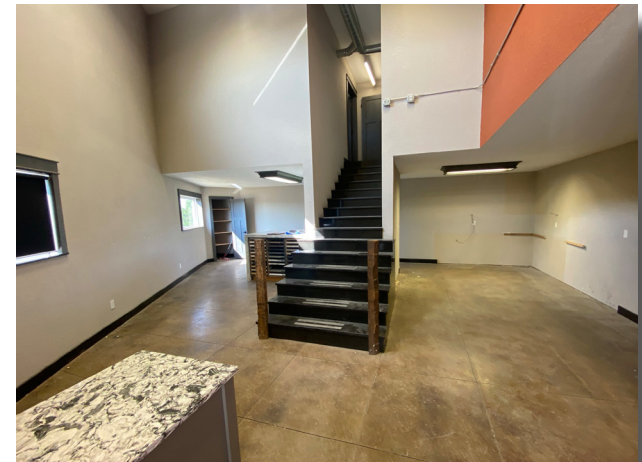
POWER
400 AMPS; 480 V, 3 PHASE

OVERHEAD DOORS
3

2020 TAXES
TBD

PROPERTY HIGHLIGHTS

- Free-span office/warehouse available for sale or lease in Benton, KS.
- Visible from Highway K-254.
- Direct access to K-254 on Main St.
- Includes approximately 1,200 SF office and 3,000 SF covered storage space.
- Floor drains.
- Rural water and lagoon.
- Heavy power.



Offered by: **Bradley Tidemann** | 316-292-3947 | btidemann@weigand.com

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INTERIOR PHOTOS



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AERIAL VIEW



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Broker hereby notifies prospective buyer/lessee that (a) Broker will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Broker will not be the agent of buyer/lessee; and (c) Information given to Broker will be disclosed to seller/lessor.



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