

FOR SALE OR LEASE
FORMER CORPORATE FACILITY
3401 E. 4TH AVE. HUTCHINSON, KS

Sale Price: \$3,389,000.00 | Lease Rate: \$2.50/SF, Net

Lot Size: 1,650,924 ± SF
(Approx. 37.9 acres)

Building Area (per Seller Records): 338,931 SF

Building Area (per Plan): 306,885 SF

Manufacturing:	247,407 SF
Mezzanine:	13,450 SF
Office Main Level:	36,776 SF
Break room:	3,577 SF
Office Upper Level:	877 SF
Former Cafeteria:	4,798 SF

Year Built: 1966, additions 1973, 1974

Zoning: I-3, Heavy Industrial

Ceiling Height:

Main plant: 18'9" to bottom roof truss
Heat treat area: 24'5"

Column Spacing: 40' North to South; 60' East to West

Dock High Doors: 5

Overhead Doors: 16

2017 Real Estate Taxes:

Generals: \$106,890.80
Specials: \$860.00

Property Highlights:

- Former rail spur (BNSF) to rear of site can be installed
- Concrete floor – 6" thick
- Roof – flat, composition
- 2 Boilers – Superior, Circa 1980 (Mohawk)
- Full Offering Memorandum available upon request.

For Information, Please Contact:

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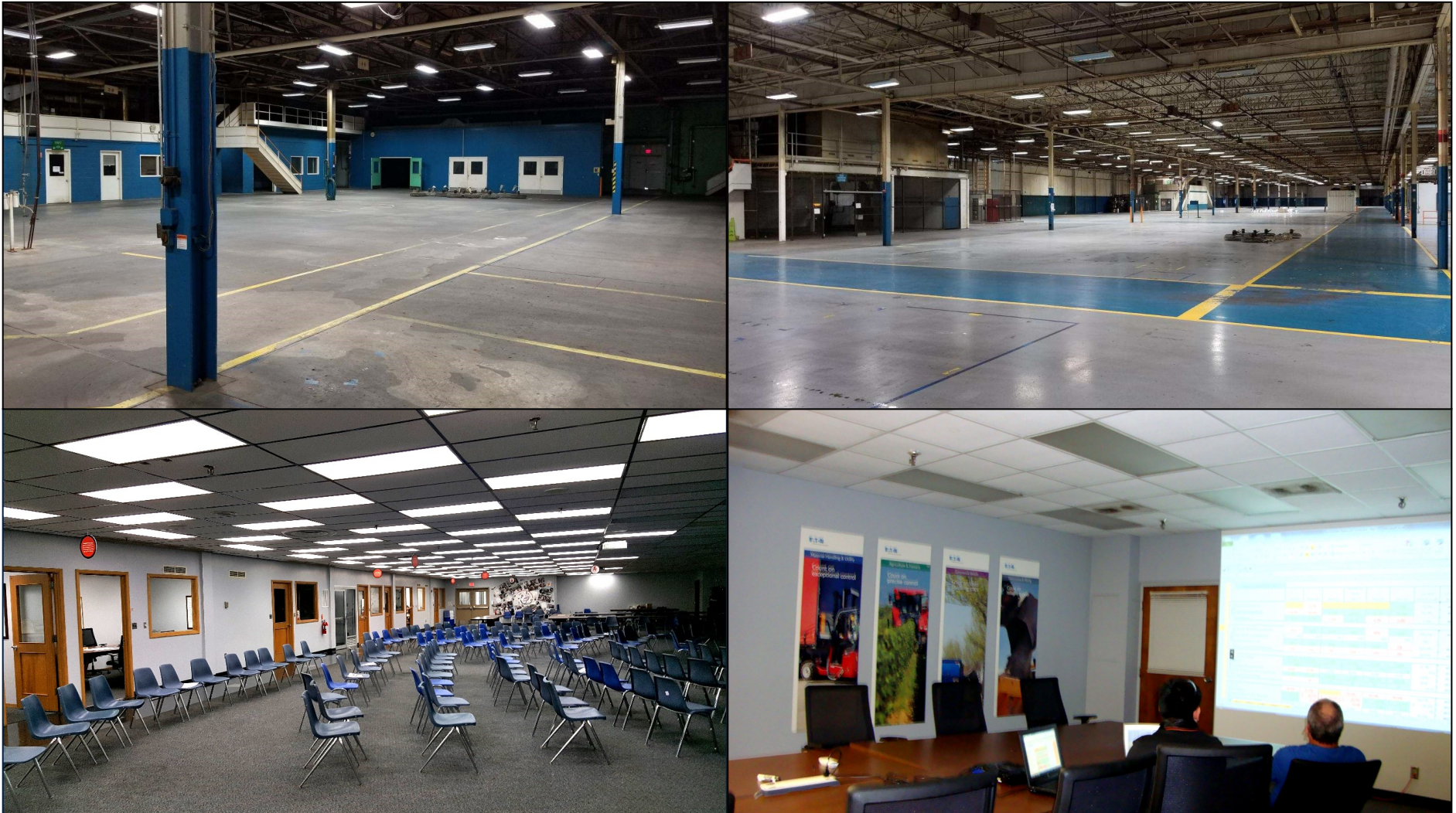
thomas.wenkstern@cushmanwake.com

Cushman Wakefield, Dallas, TX



PROPERTY PHOTOS

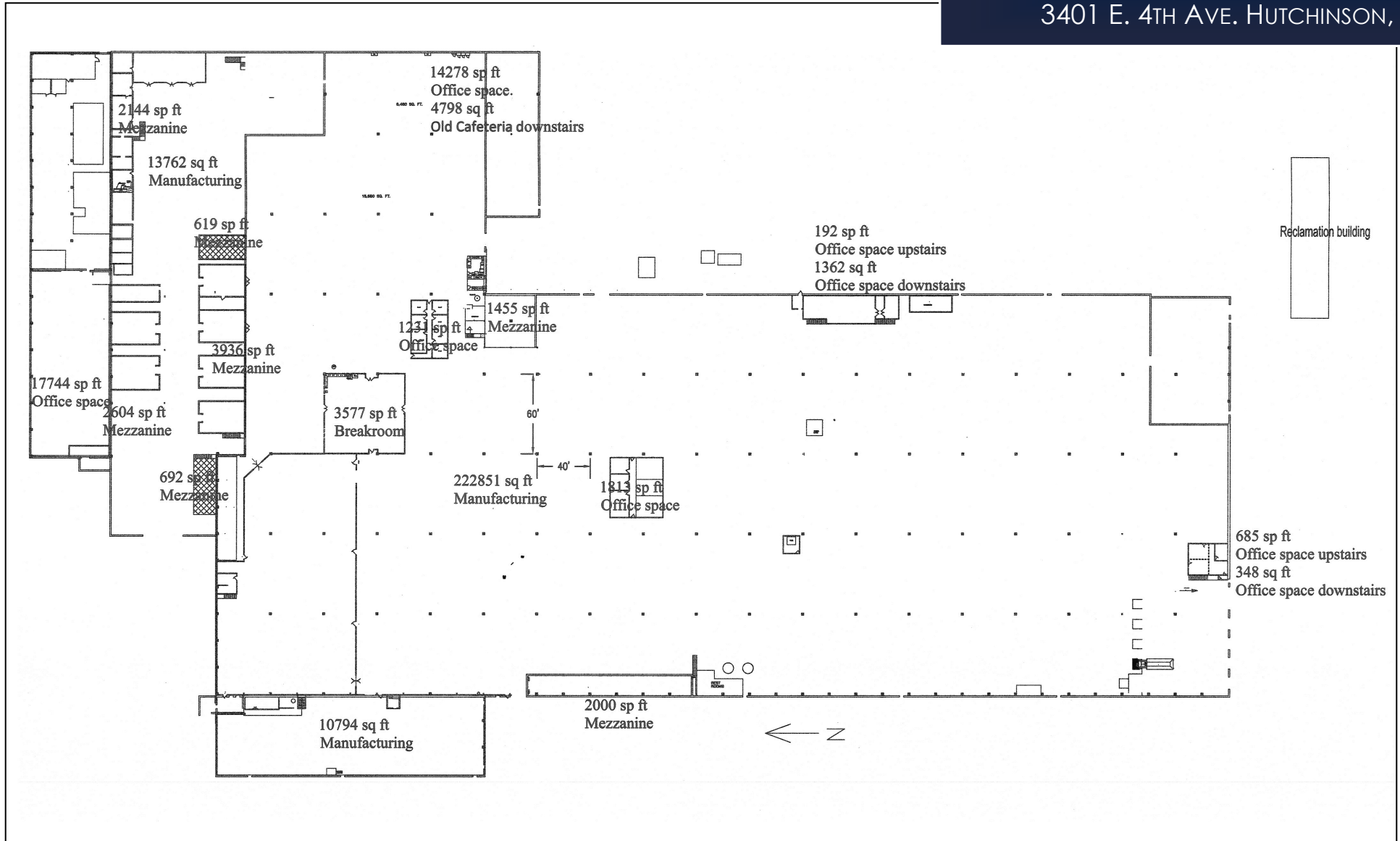
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BUILDING PLAN

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AERIAL VIEW

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