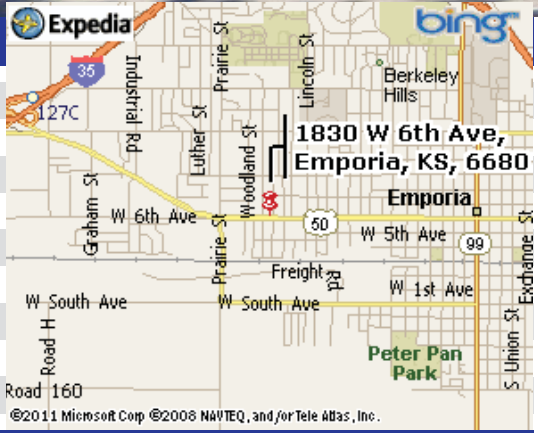


for sub-lease: **INDUSTRIAL/FLEX BUILDING**



PROPERTY: 1830 W. 6TH, EMPORIA, KS 66801

SUB-LEASE RATE _{/SF/YR} :	\$3.00/sf/yr NNN
BUILDING SIZE:	6,700 ^{+/-} sq. ft.
LOT SIZE:	11,875 ^{+/-} sq. ft.
2010 PROPERTY TAXES:	\$4,311.50/yr
ZONING:	C-3; Commercial and Industrial
YEAR BUILT:	Retail, 1945; Warehouse, 1978
CONSTRUCTION:	Pre-engineered Steel
HEAT & AIR SYSTEM:	Forced air heat and air conditioning in the office.
TRAFFIC COUNT	15,900 Cars per day



INDUSTRIAL SPECS:

DRIVE-IN DOOR:	1-10' x 12' with lift; 1-7' x 16'	PLUMBING:	Unisex restroom
CEILING HEIGHT:	9' 8" ⁺ -17' 4" ^{+/-} (13' 9" BOB)	LIGHTING:	Florescent lighting throughout

SPACE AVAILABLE:	SIZE _{/SF} :	RATE _{/SF/YR} :	RATE _{/MO} :	CHARGES _{/MO} :	COMMENT(S):
ENTIRE BUILDING:	6,700 ^{+/-}	\$3.00	\$1,675.00	\$558.33	Retail office/showroom and storage warehouse.
PARTIAL BUILDING	3,350 ^{+/-}	\$3.25	\$907.29	\$279.16	Back storage building, limited parking.

2010 DEMOGRAPHICS:	1 MILE:	3 MILES:	5 MILES:
POPULATION:	8814	27079	28,469
MEDIAN HOUSEHOLD INCOME:	\$31,654	\$31,023	\$31,540

TERMS: NNN

BUILDING FEATURES: Good combination of showroom/office and warehouse space, excellent visibility for showroom/service users with front door parking. Back building has floor drain and hydraulic dock lift.

LOCATION FEATURES: Located on West 6th Street in a high traffic area within minutes to Kansas Turnpike and I-35.