



for sale or lease: **INDUSTRIAL BUILDING**

**PRICE REDUCED**



**PROPERTY: 2915 W 15TH, EMPORIA, KS 66801**

<b>SALES PRICE:</b>	\$825,000 Cash at closing
<b>LEASE RATE/SF/YR:</b>	\$2.00/sf/yr, NNN
<b>BUILDING SIZE:</b>	24,112 <sup>±</sup> sq. ft. with a 2,592 <sup>±</sup> sq. ft. office
<b>LOT SIZE:</b>	174,240 <sup>±</sup> sq. ft. or 4.00 acres
<b>ZONING:</b>	I-1; Light Industrial
<b>YEAR BUILT:</b>	1970
<b>CONSTRUCTION:</b>	Pre-stressed concrete twin-T tilt up
<b>PARKING:</b>	Adequate off-street parking



**INDUSTRIAL SPECS:**

<b>CEILING HEIGHT:</b>	22 <sup>±</sup> in warehouse
<b>DOORS:</b>	4-14'x14' Overhead
<b>TRUCK DOCK DOORS:</b>	1-10'x10'-2 exterior truck wells 1 leveler and 1 former rail dock
<b>FLOOR DRAINS:</b>	4" substantial drains
<b>FLOORS:</b>	6" in warehouse
<b>ROOF:</b>	New insulated Performance Roof System in 2005
<b>PLUMBING:</b>	Three male/female restrooms
<b>HVAC:</b>	Central Air/Refrig; Central Electric Heat
<b>COOLER:</b>	7,200 <sup>±</sup> sq. ft. with truck and former rail docks



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	CHARGES/MO:
OFFICE AREA:	3,952 <sup>±</sup>	\$4.00	\$1,317.33	\$444.93
WAREHOUSE:	20,160 <sup>±</sup>	\$2.00	\$3,360.00	\$2,269.68

**TENANT PAYS:** Tenant pays all expenses, including taxes, insurance and maintenance.

**BUILDING FEATURES:** This northwest industrial building offers it all. A 2,592<sup>±</sup> sq. ft. office, 1,936<sup>±</sup> sq. ft. storage/loft area with a break room and storage underneath. A large warehouse with reinforced concrete, drive-in and overhead doors, floor drains, 1,270<sup>±</sup> sq. ft. exterior landing dock and a new roof all on a 4+ acre fenced lot. Huge 7,100<sup>±</sup> sq. ft. refrigerated cooler in the east end of the building.

**LOCATION FEATURES:** Located 4 blocks south of I-35 of 15<sup>th</sup> and Industrial and minutes from I-335/US 50 interchange.

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