

FOR LEASE OR PURCHASE

6000 SQ FT - SHOP AND OFFICE
4101 MARTIN DRIVE, EMPORIA, KANSAS



- Clean, well kept, move-in ready
- Perfectly set up for a machine or fabrication shop
- Conveniently located in West Emporia
- Just East of Flying J Travel Plaza and South of Emporia Kenworth (formerly Martin Tractor Service)
- Easy access to I-35, Hwy 50 and Kansas Turnpike (I-335)
- Lot Size - 120' x 179' - .54 acres

- 60' x 100'
- pre-engineered Butler building
- 15'6" sidewall
- Brick office façade
- 1 - 10' x 10' overhead door
- 1 - 14' x 12' overhead door
- 2 - exterior walk doors into shop
- Storefront office entrance
- 3 - shop windows for natural light
- 5 - office windows with views of Hwy 50 and I-335
- 10 - paved parking spaces



For More Information Contact:

FRED SPELLMAN

620-341-0262 or 620-342-8171

e-mail: FandLSpellman@gmail.com

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- Large air-compressor with 6 outlets
- 2 - overhead gas HVAC units for shop
- 2 - 225 amp breakers
- 450 total amp service
- 3 phase 208
- 22 mercury vapor lights



- 26' x 24' open concept finished office space with drop ceiling and VCT floor
- Separate HVAC unit for office
- 2 - ADA accessible rest rooms
- Bar with sink and ample cabinets for break area
- Equipped with ADT security system



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