



INDUSTRIAL BUILDING 30,381 square feet

SITE SPECIFICATIONS

Location: 1730 East Logan Avenue
Emporia, Kansas 66801.

Legal: Lot 12, Wilson-Davis 1st Subdivision,
Emporia, Kansas (10.07 acres).

Lot Frontages: 643 feet fronting on Weaver Street
680 feet fronting on Logan Avenue.

Zoning: Light Industrial (I-1)

Enterprise Zone: Enhanced.

Other: This industrial building is located in Park III and adjacent to East Park III, a 300 acre park. The four park tenants, include Menu Foods Midwest Corp., Camoplast Rockland, Ltd., Norfolk Iron & Metal Company and Hill's Pet Nutrition. Park III has covenants.

Former Use: Lenze USA a German company which assembles high performance mechanical components.

BUILDING SPECIFICATIONS

Floor Area:

First floor

Manufacturing & inventory 23,360 sq. ft.
Office, restrooms & lunchroom 5,381 sq. ft.
28,741 sq. ft.

Ceiling height 20' clear at sidewall

Center ceiling height 28'

Bay area 25' x 50'

Second floor

Mezzanine, offices & mechanical room

Suspended ceiling height 9'

1,640 sq. ft.

Year of Construction: 1996

Type of Construction: Metal building with wood framed interior office, restrooms and lunchroom area.

Floor Thickness: 6" reinforced concrete floor slab.

Truck Dock Doors: Four 8' 6" x 9' high insulated metal overhead doors.

Drive In Doors: None.

Sprinkler: Wet, entire building.

HVAC: Office area forced air natural gas heating and air conditioning. Warehouse area has heating and air conditioning.

UTILITIES

Electricity: Westar Energy; on the east and south side of the lot is a 12,470V three phase line with 600 amp capacity.

Natural Gas: Kansas Gas Service (ONEOK) has a 4" high pressure natural gas main on the east and south side of the lot.

Water: City of Emporia: 10" water main on the south and east side of lot.

Sewer: City of Emporia; 12" adjacent to south side of building.

Telephone: AT&T

TRANSPORTATION

Highways: I-35, I-335, U.S. Highway 50. Site located one mile from exit 133 on I-35.

Air Service: Commercial service available at Wichita Mid-Continent Airport (96 miles) and Kansas City International Airport (126 miles).

General Aviation: Emporia Municipal Airport, south of Emporia four miles. Runway length 5,000 feet.

PRICE TERMS

Asking Price: \$1.8 million.

Lease: Currently leased monthly to Hill's Pet Nutrition as warehouse space. Entire building will be available to occupy on March 1, 2010. Preference to lease at a minimum of 5 years with no leasehold improvements. Substantial leasehold improvements will require a 10 year lease.

CONTACTS

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VIEW FROM THE NORTH





VIEW FROM THE SOUTHWEST





Legend

-  CITY LIMITS
-  PARCEL LINES



1" = 700'

DATA IS NOT SURVEY ACCURATE
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- Tax Parcels