

## **Building Specifications**

**Location:** 3529 & 3601 W. 6th Avenue, City of Emporia, Lyon County. Located in the southwestern Emporia.

**Size:** 20,000 square foot is divided into two (2) 10,000 sq. ft.

**Present Use:** The east 10,000 sq. ft. houses American Aimers, the west 10,000 sq. ft. is vacant. The east 10,000 sq. ft. is leased with 18 months remaining (expires 12/2012).

**Land:** 17 acres

**Zoning:** Heavy Industrial.

**Features:** Butler Widespan MRF System built in 1997.

- The floor plan area is 100' x 200' with a wall dividing the space into two 10,000 sq. ft. spaces.
- The floor is 6" concrete with epoxy paint.
- Ceiling height is 18'.
- Two manual drive-in 10' x 10' overhead doors. Two electric drive-in 12' x 14' overhead doors.
- Outside parking lot with 40 parking spaces.
- Electrical service is 800AMP 208 three-phase.
- Natural gas heaters in the work area and office area.

## **Transportation**

**Highways:** I-35 and Kansas Turnpike 1/2 mile.

**Air Service:** Emporia Municipal Airport with general aviation service located south of Emporia six miles.

## **Utilities**

**Electricity:** Westar Energy. 120-208 three phase with 400 amps.

**Natural Gas:** Kansas Gas Service. Two inch high pressure gas main (40 psi) on north side of tract.

**Water:** City of Emporia. Ten inch water main on north side of tract.

**Sanitary Sewer:** City of Emporia

**Telecommunications:** SBC

## **Other Information**

**Enterprise Zone:** Enhanced

**Sale Price:** \$550,000

## Contact Information

**Owner:** Bud Vernon  
Phone: 913-424-9901  
bvernon@sbcglobal.net

**Economic Development Contact:**  
Kent Heermann, President  
Regional Development Association  
of East Central Kansas  
719 Commercial  
Emporia, KS 66801  
Phone: 620-342-1600 x 16  
Fax: 620-342-3223  
kheermann@emporiarda.org



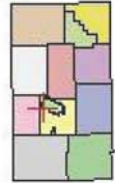
# 3601 West 6th Avenue, Emporia, KS

Site Map





Date Created: 6/22/2010  
Map Scale: 1 in = 100 ft



Overview



Legend

-  Subdivisions
-  Street Centerline
-  Parcels
-  Parcel Numbers

<b>Parcel ID</b>	194180000001000	<b>Alternate ID</b>	N/A	<b>Owner Name</b>	VERNON, CALVIN T; REV TR ET AL
<b>Sec/Twp/Rng</b>	18-19-11	<b>Class</b>	511	<b>Owner Address</b>	VERNON, CALVIN T; REV TR ET AL
<b>Property Address</b>	3601 W SIXTH 66801	<b>Acres</b>	4.30		14402 MEADOW CT LEAWOOD KS 66224
<b>District</b>	005				
<b>Brief Tax Description</b>	BEG NW COR NE1/4 NE1/4 S411 E531.89 N411(S) W524.3 TO POB LESS ROW (Note: Not to be used on legal documents)				

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Disclaimer: The data used to produce this map is not survey accurate. It is intended for tax purposes only.

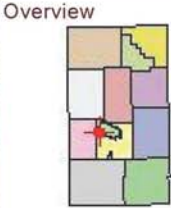
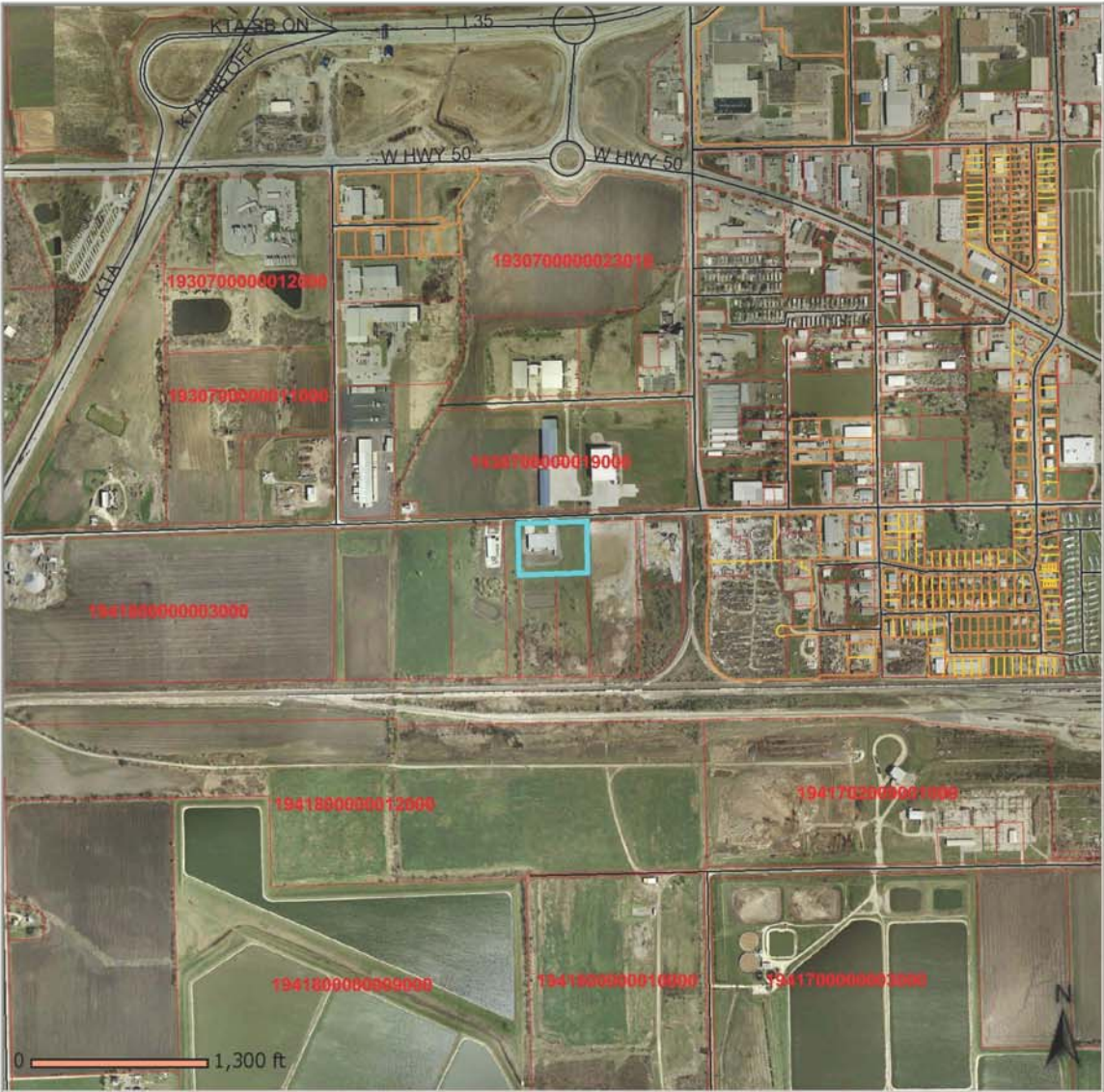



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The Schneider Corporation  
www.schneidercorp.com

# 3601 West 6th Avenue, Emporia, KS

Location Map

Date Created: 6/22/2010  
Map Scale: 1 in = 1,300 ft



Legend  
 City Limits

<b>Parcel ID</b>	194180000001000	<b>Alternate ID</b>	N/A	<b>Owner Name</b>	VERNON, CALVIN T; REV TR ET AL
<b>Sec/Twp/Rng</b>	18-19-11	<b>Class</b>	511	<b>Owner Address</b>	VERNON, CALVIN T; REV TR ET AL
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