

### ±17,625 SF Manufacturing Building / ±6.40 Acres Sale Price Reduced: \$1,100,000 \$950,000

### **Property Highlights**

- Great manufacturing building
- Outside storage concrete and gravel
- Heavy power
- Excellent access to I-35
- Building is expandable ±15,000 SF to the north

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## **Building Features**

OVERVIEW	
Address	1642 N Industrial Avenue, Ottawa, KS 66067
Square Feet	±17,625
Office Square Feet	±2,625
Taxes	Unknown due to tax abatement expiration in 2019
CONSTRUCTION	
Construction	Metal on Steel Frame
Roof Type	Standing Seem Metal
Fire Protection	None
Heat	Overhead Radiant Heaters
FEATURES	
Site Area	±6.40 Acres
Zoning	Industrial
Year Built	2009
Clear Height	25' - 30'
Loading	2 (16' x 20') Drive In Doors
Lights	Metal Halide
Power	800 Amp / 480 Volt / 3 Phase

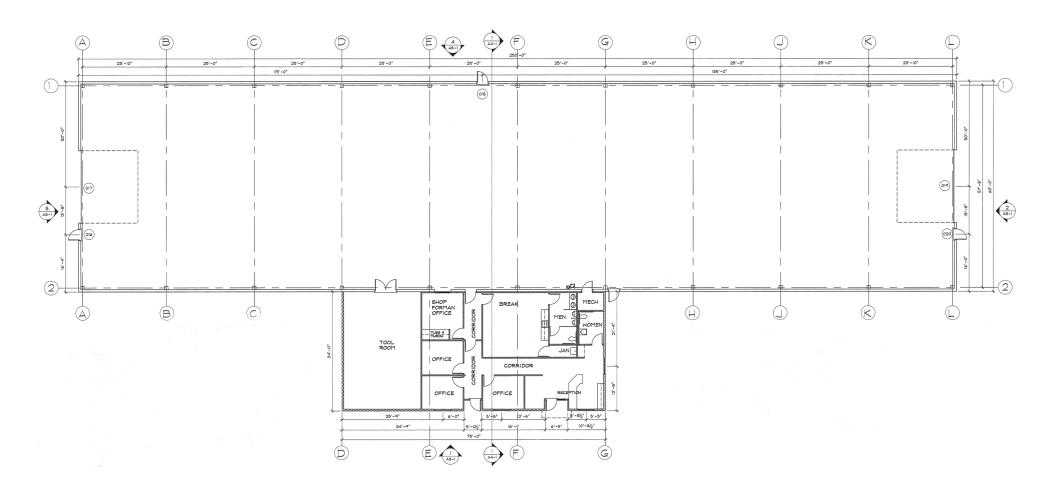






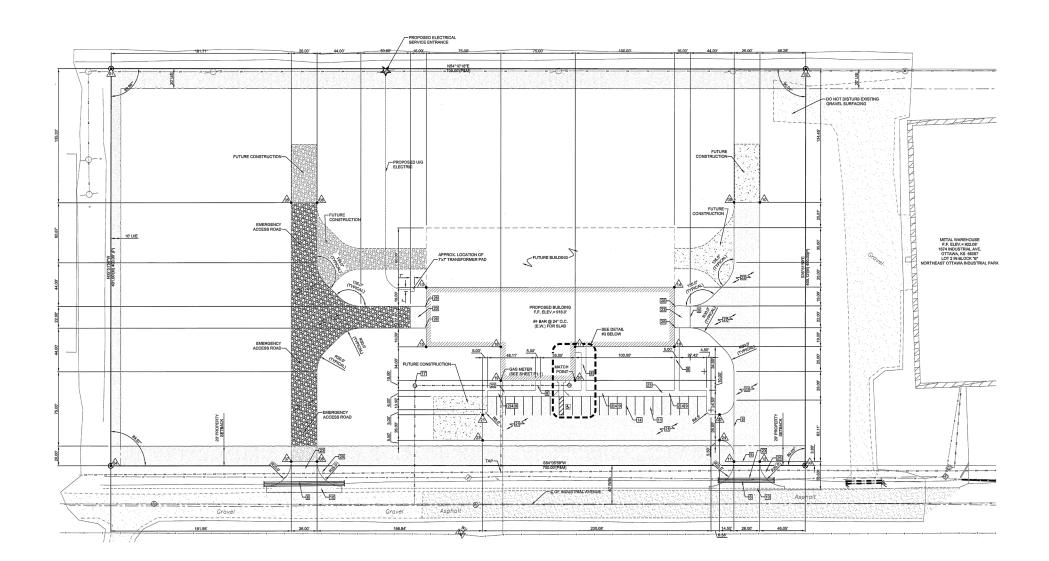


**Floor Plan** 





Site Plan





### **Location Aerial**



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