

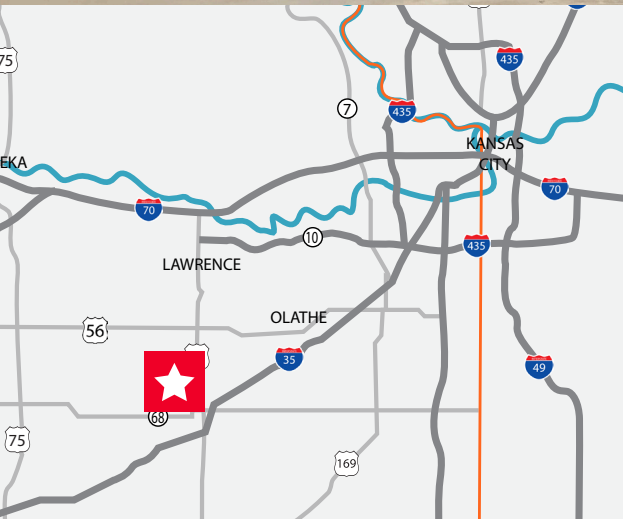


FOR SALE

1642 N Industrial Avenue

Ottawa, KS 66067

SALE PRICE REDUCED



±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

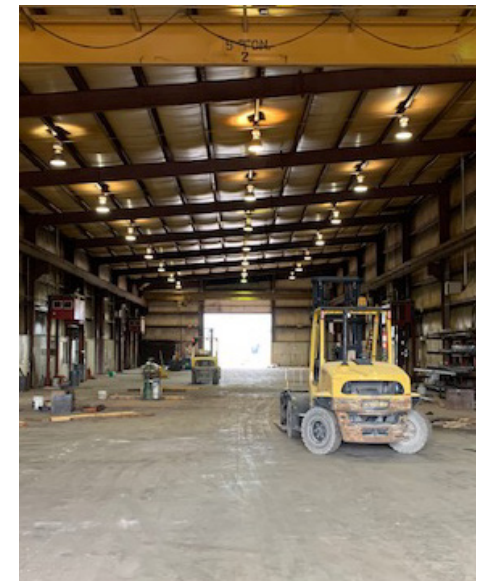
Year Built 2009

Clear Height 25' - 30'

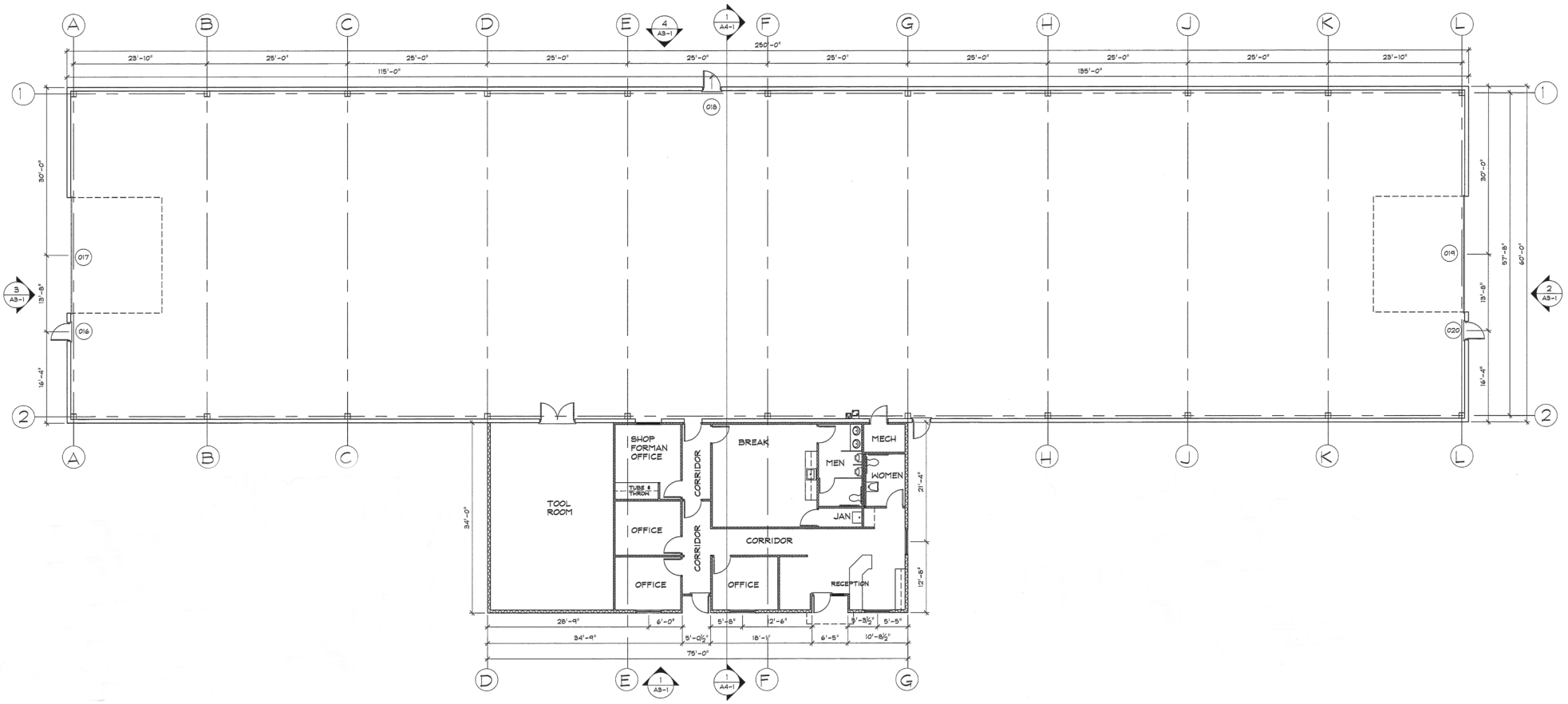
Loading 2 (16' x 20') Drive In Doors

Lights Metal Halide

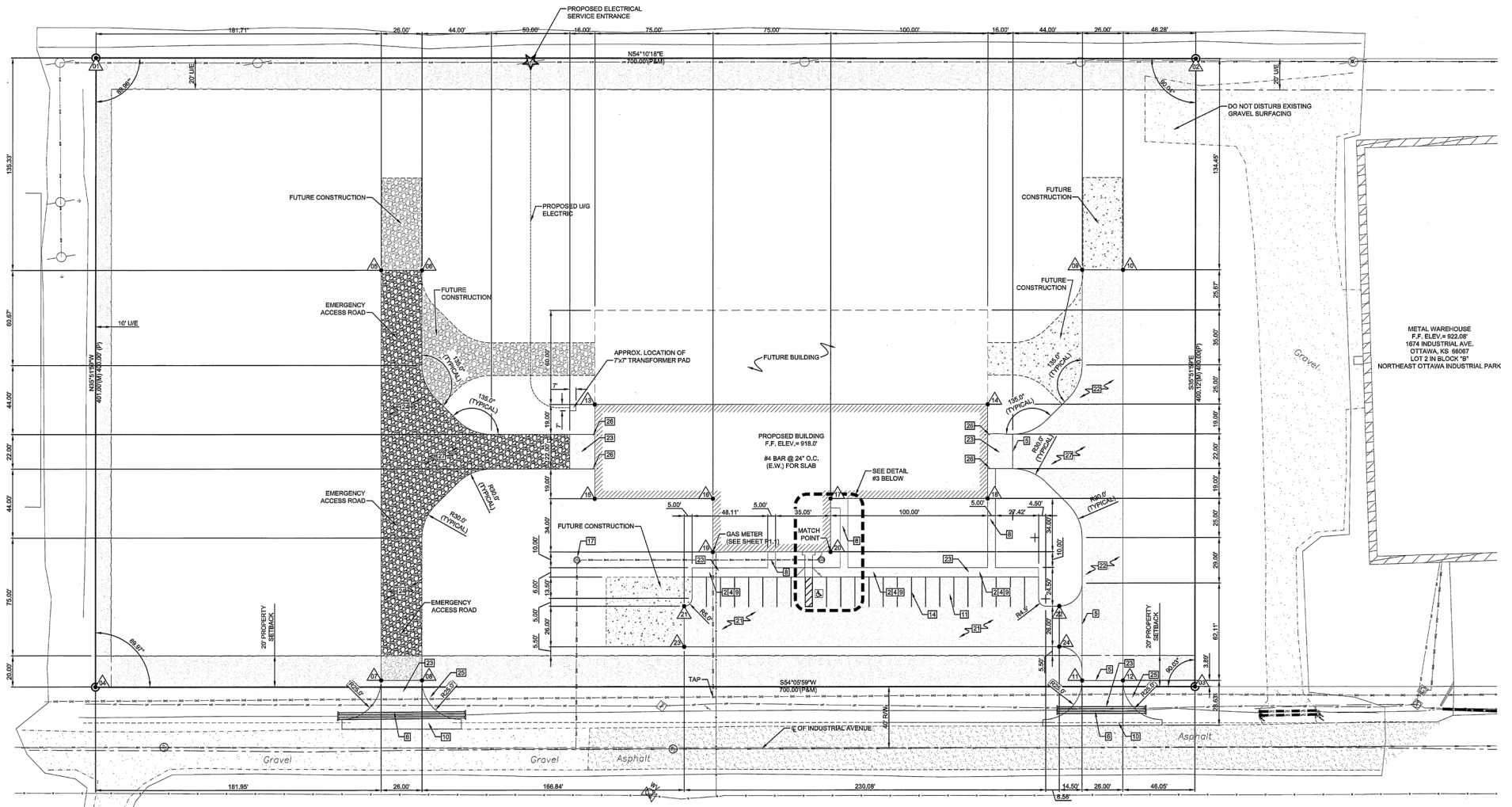
Power 800 Amp / 480 Volt / 3 Phase



Floor Plan



Site Plan





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Location Aerial

