

S I T E D A T A

720 SE 36th		
Location:	<i>720 SE 36th Newton, KS 67114</i>	
Number of Buildings:	<i>1</i>	
Square Feet:		
Office:		
Storage:		
Total Square Feet:	<i>13,000</i>	
Previous Use:	<i>Distribution Warehouse</i>	
Condition of Building(s):	<i>Excellent</i>	
Year Built:	<i>2000</i>	

Sale Price:	<i>\$550,000.00</i>	Date Available:	<i>Immediately</i>
Lease Price:			
REMARKS:			
<p>This metal building has great visibility and easy access to I- 135. The building has had many purposes in that it was a food distribution warehouse, a conference center and a fire works warehouse. The property includes a mezzanine of 1,000 sq. ft. The mezzanine is open office with a large window to view the shop floor and has a private single bathroom and a kitchenette with sink, cabinet, a full refrigerator, coat closet and separate HVAC with controls, with 2X2 ceiling and lighting and very high quality carpet in excellent condition. The main floor has a very large office and m/w bathrooms with 5 stalls for ladies and 3 urinals, 2 stalls men's both with 4 sinks each in perfect condition. The main floor also has a full kitchen with sink, disposal, dishwasher, stove, microwave and space for a full fridge. The building is a heavy insulated metal clear span with pitched roof, 18 foot wide walls, one overhead door 16' x14' on the south side, wet sprinkler system, high lighting system, ceiling fans for circulation, HVAC of 30 tons. The building has a 3,000 sq. ft. addition included in the sq. ft. listed above with a 3.0 door and a 14'x14' overhead door that divides the space but can be easily removed as it is not structural. The site is approximately 4.4 acres with about 1.5 acre of paving with ample parking and room for building expansion. The property was built in 2000 and the county valued the property at \$807,620.00 for tax purposes with current zoning of C-2</p>			

CONTACT:
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