


# S I T E   D A T A

<b>SUNFLOWER HATCHERY</b>		
Location:	<i>104 W. 17th Newton, KS 67114</i>	
Number of Buildings:	<i>1</i>	
<b>Square Feet:</b>		
Main Floor:	<i>6,000</i>	
Basement:	<i>6,000</i>	
Total Square Feet:	<i>12,000</i>	
Previous Use:	<i>Retail/Service</i>	
Condition of Building(s):	<i>Excellent</i>	
Year Built:	<i>N/A</i>	

Sale Price:	<i>N/A</i>	Date Available:	<i>Immediately</i>
Lease Price:	<i>See remarks</i>	Zoning:	<i>C2</i>

**REMARKS:**

The Sunflower Hatchery is on the corner of 17th and Main Street approximately 1 mile straight south of I-135 and North Newton exit (in Newton, Kansas) this historic, two -story building has been extensively remodeled. The main level has 6,000 sq. ft. of floor space and rents for \$800 a month. Approximately 4,000 sq. ft. is comprised of 5 to 7 offices, a conference room, kitchen and storage. The remaining 2,000 sq. ft. has a sidewall height of 8ft., a concrete floor and is ideal for assembly, production, or warehouse space. Additional storage is provided in the upper attic level (not included in the total sq. ft.). The building has stairs and a long ramp front door entry. There are washer and dryer hookups as well as a shower in one of the two full size bathrooms making it also useful as living space. Every room has both phones lines and data lines that are all centrally connected. The electrical system was upgraded to support high power needs for a computer web-hosting business that used to rent the facility. It is also protected by an integrated security system.

Two dock high loading doors are on the main level. The first opens overhead, is 4 ft. off of the ground and measures 7 ft. square (Garage Door). The second opens to the side, is 2.5 ft. off of the ground and is 7 ft. high and 4 ft. wide. This smaller loading door accesses the service elevator which is also accessed from inside the warehouse space. Heating is supplied to the building by forced air gas furnaces. Central air conditioning provides cooling.

The basement is a good space for storage with 6,000 sq. ft. There is a freight elevator for easy access to the basement. The entire basement leases separately for \$450 per month. It is currently on a month-to-month lease and is available. The building owner has an office attached to this facility and is very responsive to tenant issues.

<b>CONTACT:</b>
<p>Alex Carbajal Phone: 316-288-9142 Mike Barron Phone: 316-215-1532</p> <p>Mickey Fornaro-Dean, Executive Director Harvey County Economic Development Council, Inc. 500 Main Place; Suite 109 / P.O. Box 82 Newton, KS 67114 Phone: (316) 283-6033 info@harveycoedc.org    www.harveycoedc.org</p>

