

S I T E D A T A

SEDGWICK INDUSTRIAL PARK PHASE II			
Location:	<i>Wheatland Drive & Ridge Road Sedgwick, KS 67135</i>	Total Park Acreage:	<i>45.73</i>
		-Less Acres In Use:	<i>6.64</i>
Zoning:	<i>I-2 Heavy Industrial</i>	Total Acres Available:	<i>39.09</i>
Restrictive Covenants:		Acreage Platted:	<i>45.73</i>
Terrain:	<i>Level</i>	Available Lots:	<i>7</i>
Fire Insurance Rating:	<i>Class 5</i>	Price Per Acre:	<i>Negotiable</i>

UTILITIES:			
<u>Electric:</u>		<u>Water:</u>	
Supplier:	<i>Westar Energy</i>	Supplier:	<i>City of Sedgwick</i>
Voltage Available:	<i>3 Phase</i>	Size of Line:	<i>8" - 12"</i>
Rates:	<i>See Utilities Data</i>	Rates:	<i>See Utilities Data</i>
<u>Gas:</u>		<u>Sewer:</u>	
Supplier:	<i>Kansas Gas</i>	Supplier:	<i>City of Sedgwick</i>
Size of Line:	<i>4"</i>	Size of Line:	<i>8"</i>
Rates:	<i>See Utilities Data</i>	Rates:	<i>See Utilities Data</i>

TRANSPORTATION:			
Nearest Interstate:	<i>I-135 (5 miles)</i>	Nearest Commercial Airport:	<i>Dwight D. Eisenhower Airport (19 miles)</i>
Nearest Highway:	<i>Hwy 50 (9 miles)</i>		
Access Roads:	<i>Ridge Road (11 miles to Wichita)</i>		
Nearest Rail Server:	<i>BNSF</i>	Nearest Airport:	<i>Newton City-County Airport (15 miles)</i>
Rail Spur:	<i>Potential for one</i>		

REMARKS:
<p>The Sedgwick Industrial Park is located on the south edge of the City of Sedgwick, in Sedgwick County. The city purchased Phase 1 of the park in 2002 in a progressive move to develop the area. Once infrastructure was in place, the park quickly filled spurring the city to look at additional land. In 2007, the City of Sedgwick purchased an additional 60 acres for Pphase 2 of the park. Platting of the park and the extension of roads and utilities was completed in Fall of 2009.</p> <p>Occupants of the industrial park take advantage of excellent transportation accessibility. There is partial rail access in the park. Ridge Road provides easy access to U.S. Highway 50 and Interstate 135, as well as a convenient drive to Wichita (11 miles) and Dwight D. Eishenhower Airport.</p> <p>Lots are available to be purchased from the city. The city will negotiate terms with interested parties and will consider "in-kind" proposals where applicable.</p>