



## 1220 North Haverhill Road

El Dorado, Kansas 67042

### Property Highlights

- 30,293 SF Warehouse space available
- 6.512 Acres available
- Ample parking
- Zoning - Industrial - Light District
- (1) dock-high door
- (1) drive-in door - 16' x 14'
- Electrical service - 1,800 Amp
- 24' ceiling height
- Lease rate - \$5.25 SF/yr (NNN)



### For More Information

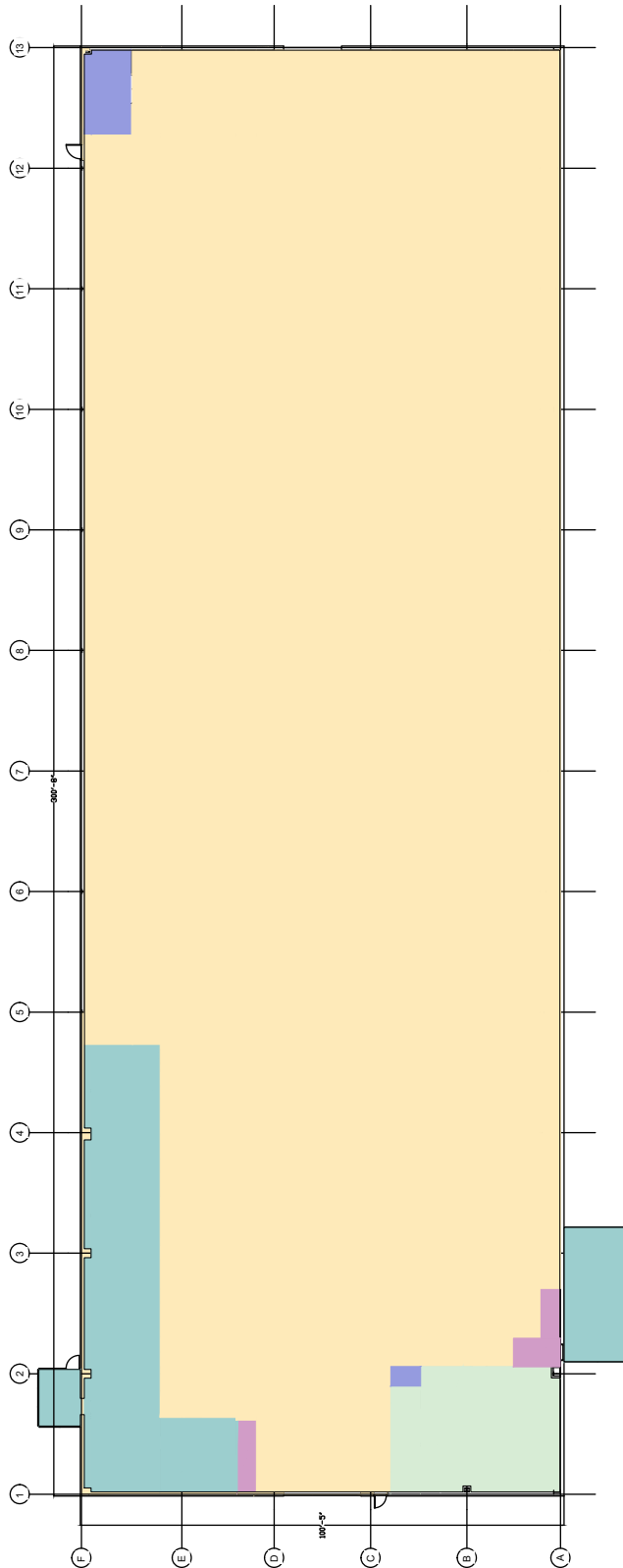
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### LEGEND

- 29,599 SF - FIRST FLOOR
  - 59 SF - WEST STAIRS
  - 99 SF - EAST STAIRS
  - 168 SF - FIRE SPRINKLER ROOM
  - N/A
  - 1,797 SF - OFFICE SPACES
  - 26,566 SF - PRODUCTION AREA
  - SEE PRODUCTION AREA
  - 881 SF - STORAGE AREA
  - 384 SF - OUTDOOR BREAK AREA
- INTERIOR GROSS AREA
  - MAJOR VERTICAL PENETRATIONS
  - BUILDING SERVICE AREA
  - FLOOR SERVICE AREA
  - TENANT OFFICE AREA
  - TENANT PRODUCTION AREA
  - TENANT WAREHOUSE AREA
  - TENANT STORAGE / ANCILLARY AREA

### FIRST FLOOR PLAN

SINGLE TENANT - EXTERIOR GROSS AREA (BOMA 2018 GROSS AREA 1):  
 FIRST FLOOR LEVEL = 30,293 SF = 30,293 SF TOTAL  
 SECOND FLOOR LEVEL = 1,921 SF TOTAL  
 MAIN BUILDING TOTAL EGA = 32,214 SF TOTAL  
 ANCILLARY AREA (GAO) - FIRST FLOOR LEVEL - OUTDOOR BREAK AREA = 384 SF  
 MAIN BUILDING AND AA TOTAL EGA = 32,598 SF TOTAL  
 SINGLE TENANT - ALL BUILDINGS TOTAL BOMA GROSS AREA 1 = 32,598 SF TOTAL

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