



Industrial Building For Lease

500 Sumner Way, New Century, Kansas

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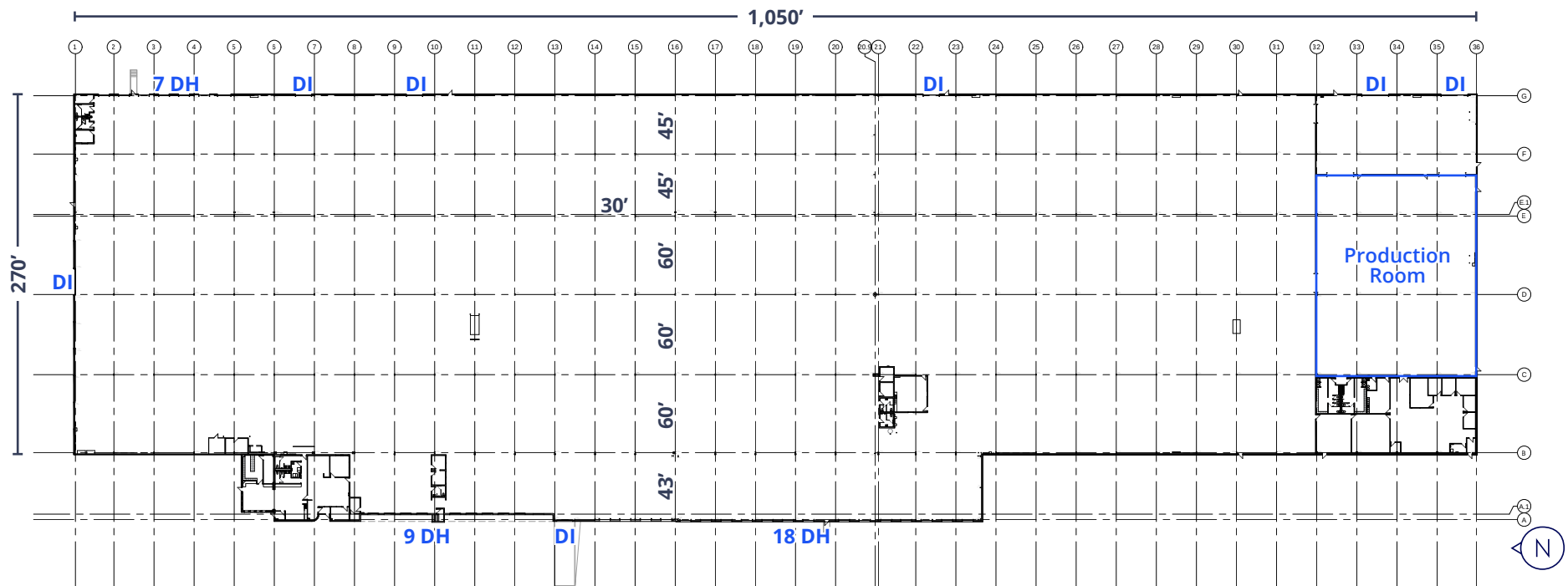
Property Overview

Building Size	310,635± SF
Available Space	100,000-310,635± SF
Office	12,000± SF in two sections
Production Room	18,050± SF drop ceiling fully conditioned on south endcap
Land	17.65± acres
Outside Storage	4± acres (paved and fenced)
Zoning	PEC3
Year Built	1983
Construction	Insulated Metal Panel & Concrete Block
Building Dimensions	270'x1,070'
Column Spacing	57'x30'; 45'x30'
Clear Height	22'-26'
Dock-High Doors	36 (9'x10')

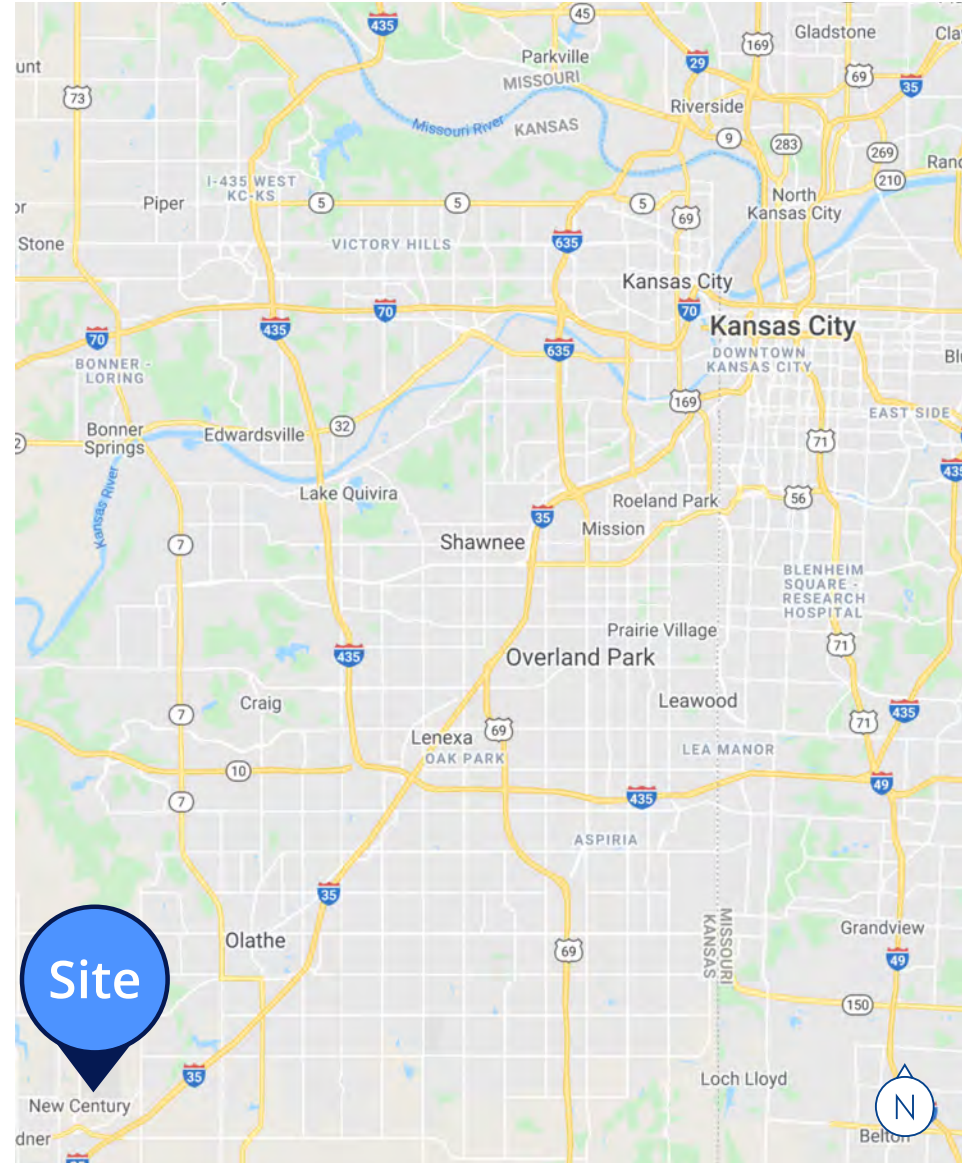
Drive-In Doors	1 (18'x16'); 6 (12'x14')
Truck Court	140' depth
Parking	141 auto stalls
Fire Suppression	ESFR
Electrical Service	1,800 amps; 480v; 3-phase
Heating	Overhead Gas
Lighting	T-5 Motion Censored Lighting
Lease Rate	\$3.85 PSF, NNN

Estimated Operating Expenses

- Land Lease Payment: \$0.40 PSF
- Taxes: \$1.07 PSF
- Insurance: \$0.26 PSF
- CAM: \$0.25 PSF



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