



# Modern Distribution Facility for Sale

**4805 CAMPBELL DRIVE  
FORT SCOTT, KANSAS**

## Property Highlights

- 248,785 (±) sf distribution/warehouse building
- 35 (±) acres
- 7,564 (±) sf office space
- 38.5' ceiling height
- Constructed in 1995
- 300 employee parking stalls
- Former food-grade facility
- Sale price \$11,200,000 (\$45.00/sf)

*For information, please contact:*

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### Building Features

- Includes full racking and conveyor system
- Power: 2,000 Amps
- Motion sensor LED lighting
- 41 loading docks (equipped with pit levelers, shelters, bumpers, and lights)
- One 10'x14' drive-in door
- Large trailer storage area
- Bus duct electrical system
- Warehouse equipped with six (6) HVLS fans
- On-site generator with redundant power
- Fully-fenced perimeter with guard shack and small receiving building
- Key-card access to building
- On-site above ground fuel tank with 12,000 gallon capacity

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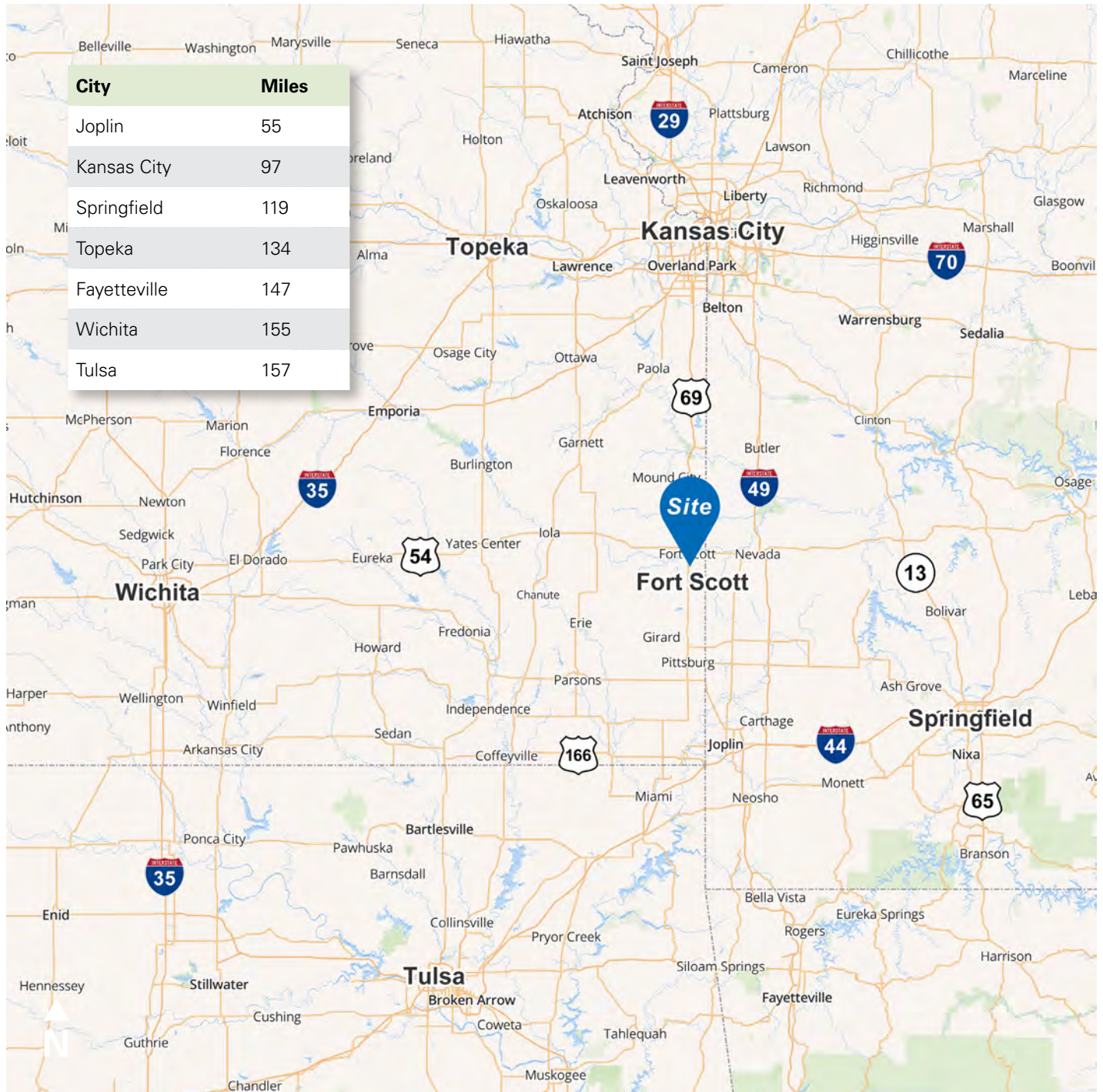
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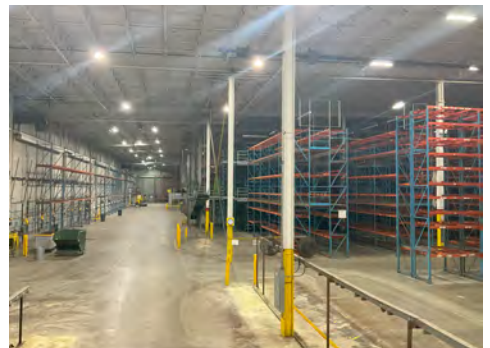
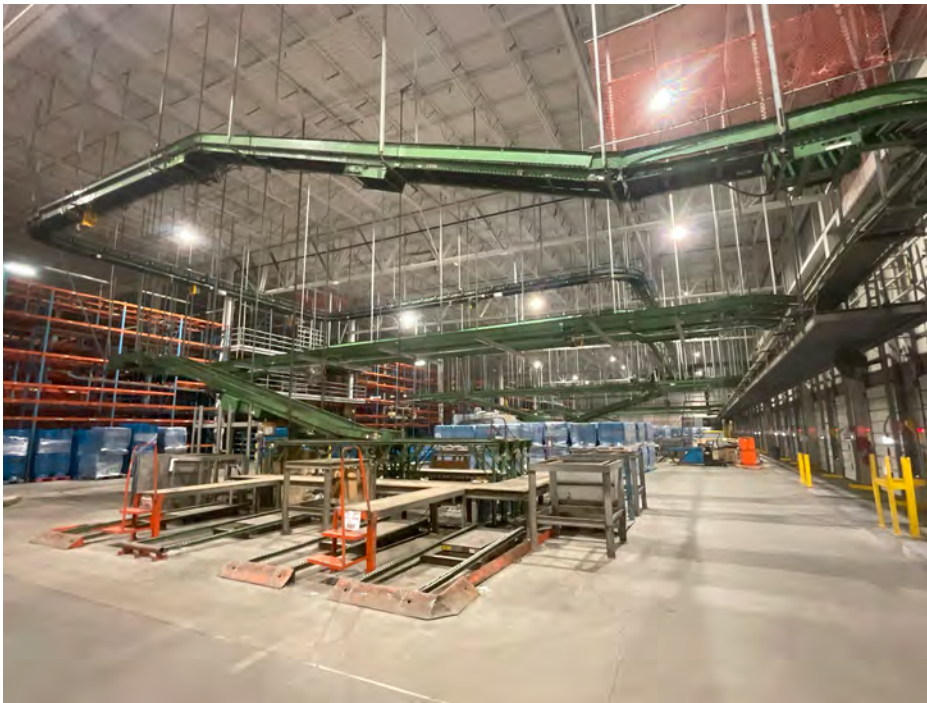
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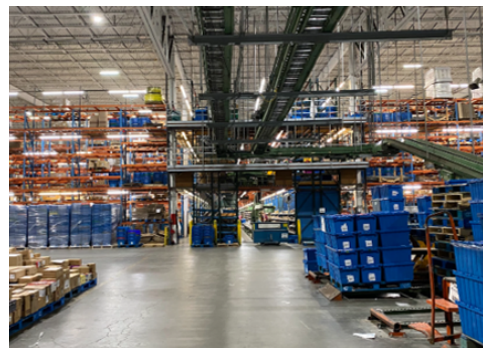
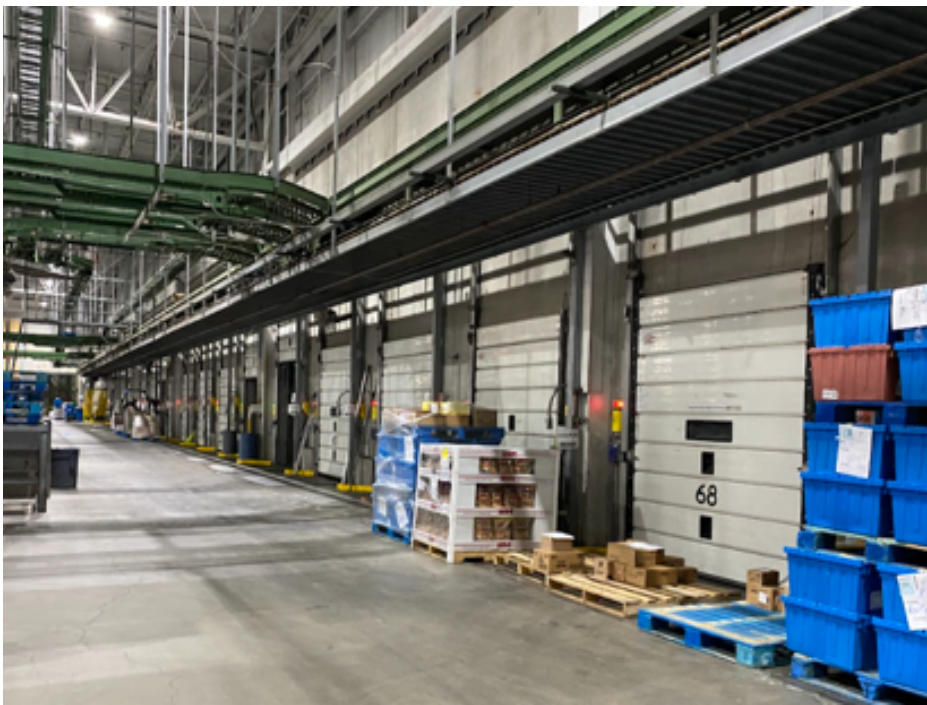
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