



For Sale

Industrial Property

12,240 SF | \$400,000



102 Pearl St

Dodge City, Kansas 67801

Property Highlights

- Building Size: 12,240 SF
- Site Size: 33,653 SF
- Grade Level and Dock High Access
- Ceiling Height: 11' – 16'
- 3-Phase Power
- Zoning: C2 - Commercial Highway
- Year Built: 1970 & 1989
- Sale Price: \$400,000

OFFERING SUMMARY

Sale Price	\$400,000
Lot Size	0.77 Acres
Building Size	12,240 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,558	\$86,922
2 Miles	18,451	\$81,105
3 Miles	25,993	\$91,355

For more information

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NAI Martens

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Executive Summary



SALE PRICE: \$400,000

LOT SIZE: 33,638 SF

BUILDING SIZE: 12,240 SF

GRADE LEVEL
DOORS: 1

DOCK HIGH DOORS: 3

CEILING HEIGHT: 11 - 16 FT

YEAR BUILT: 1970 & 1989

ZONING: C2

Property Overview

Industrial warehouse building for sale, located at 102 Pearl St, Dodge City, KS. This 12,240 SF building is ideal for warehouse/distribution use with features including grade level and dock high access, ceiling height ranging from 11' to 16', and 3-phase power. The location offers excellent access and visibility, with nearby access to major highway US 400.

Location Overview

Located in Dodge City, Ford County, Kansas. Ford County currently has two of the world's largest beef processing facilities, National Beef and Cargill Meat Solutions, and four of the state's major wind farms. In addition to manufacturing, the community also has a thriving tourism industry. Three U.S. Highways cross through Dodge City - U.S. Highway 50, 283, and 400. The city and county are located within 100 miles of I-70 and less than 150 miles of Interstate I-135 and I-35.

Additional Photos



Location Maps

