

The property is 14 acres including large paved parking lot.

The property is zoned industrial/commercial.

Main building includes office space and warehouse. The warehouse is divided into many areas along with lofts. 11 overhead doors, office area has 3 hvac units, 4 bathrooms, sprinkler system. 57,750 sq. ft.

Middle building is the mill. 16' open useable space. This building is in good condition, 2 bathrooms, sprinkler system, 2 overhead doors, heat no air conditioning. 12,500 sq. ft.

North building warehouse built in 2011, 12' walls, no hvac system, 25,000 sq. ft.

Rail system to the south of the property.

The property is located on highway 4 and 281 highway. 20 miles to Hays, KS and Interstate 70.

The factory suspended work 2/2/2023.

city utility bill: 12/14/22 to 1/13/23 Mill - \$48.88

Main bldg. - \$3,575.22

Total - \$3,624.10

Kansas gas: 12/15/22 to 1/18/23 Mill - \$1,311.79

Main bldg. - \$4,136.89

Total - \$5,448.66

City bill: 1/20/23 to 2/14/23 Mill \$48.88

Main bldg. - \$3,640.74

Total - \$3,689.62

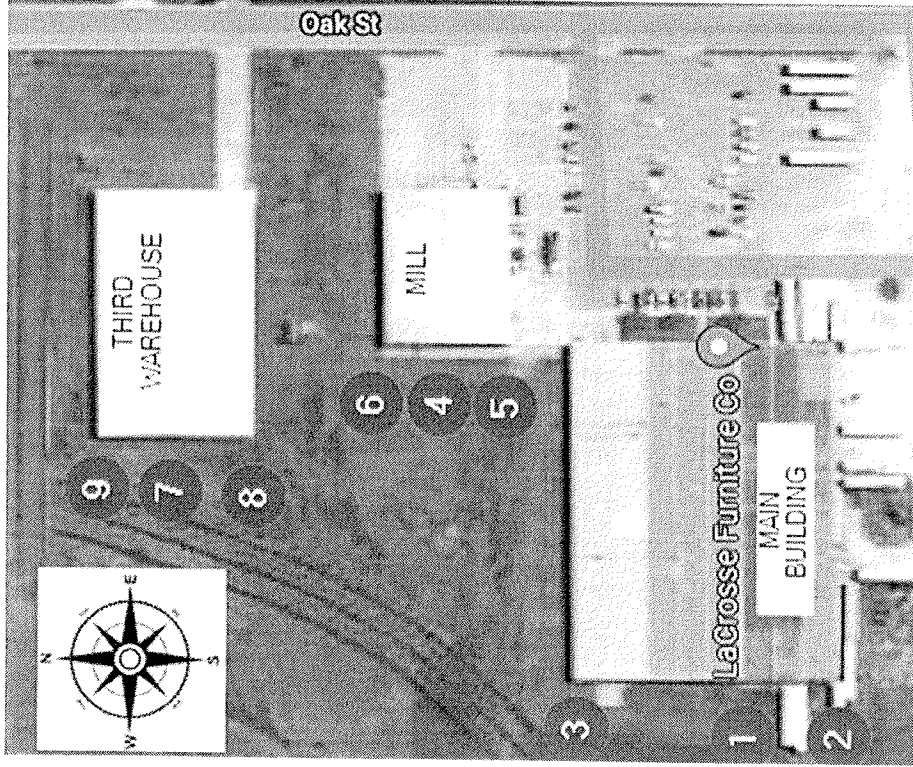
Kansas gas: 1/19/23 to 2/14/23 Mill \$1,108.11

Main bldg. - \$3,337.27

Total - \$4,445.38



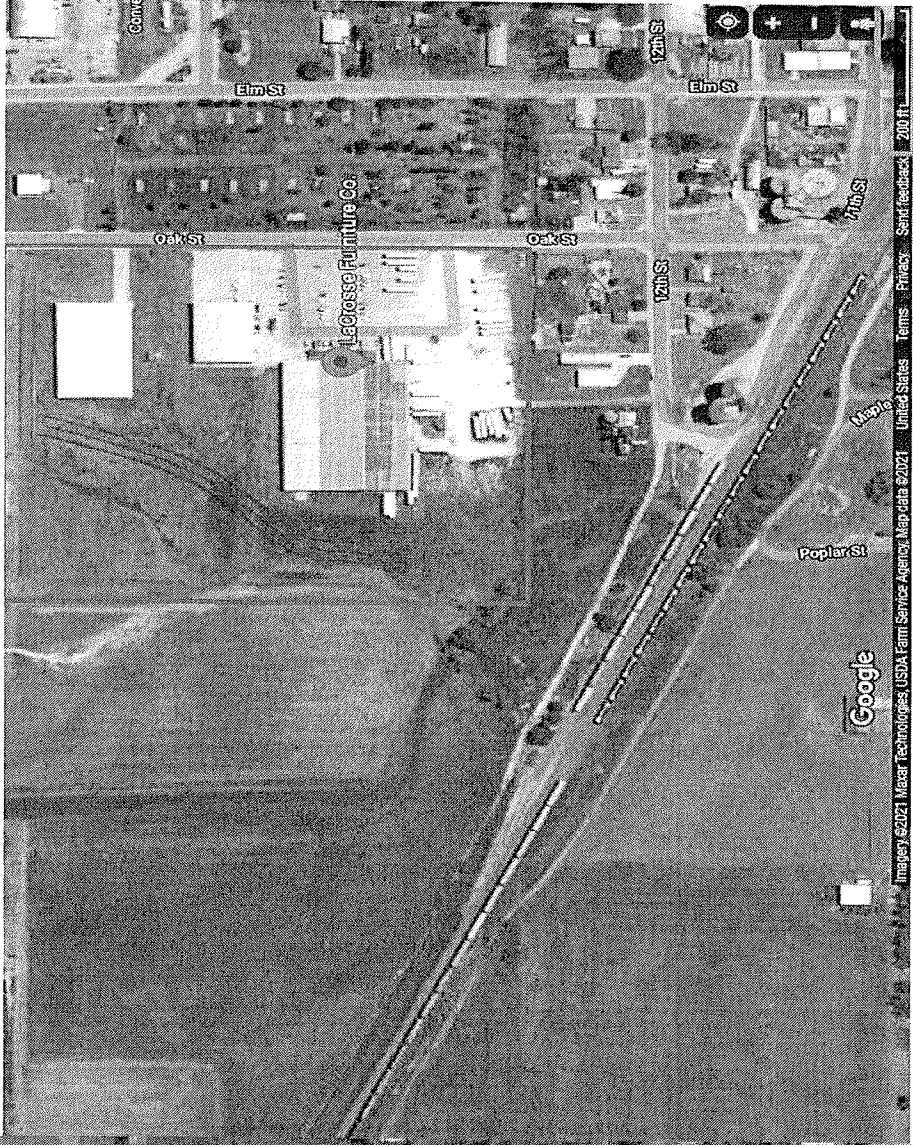
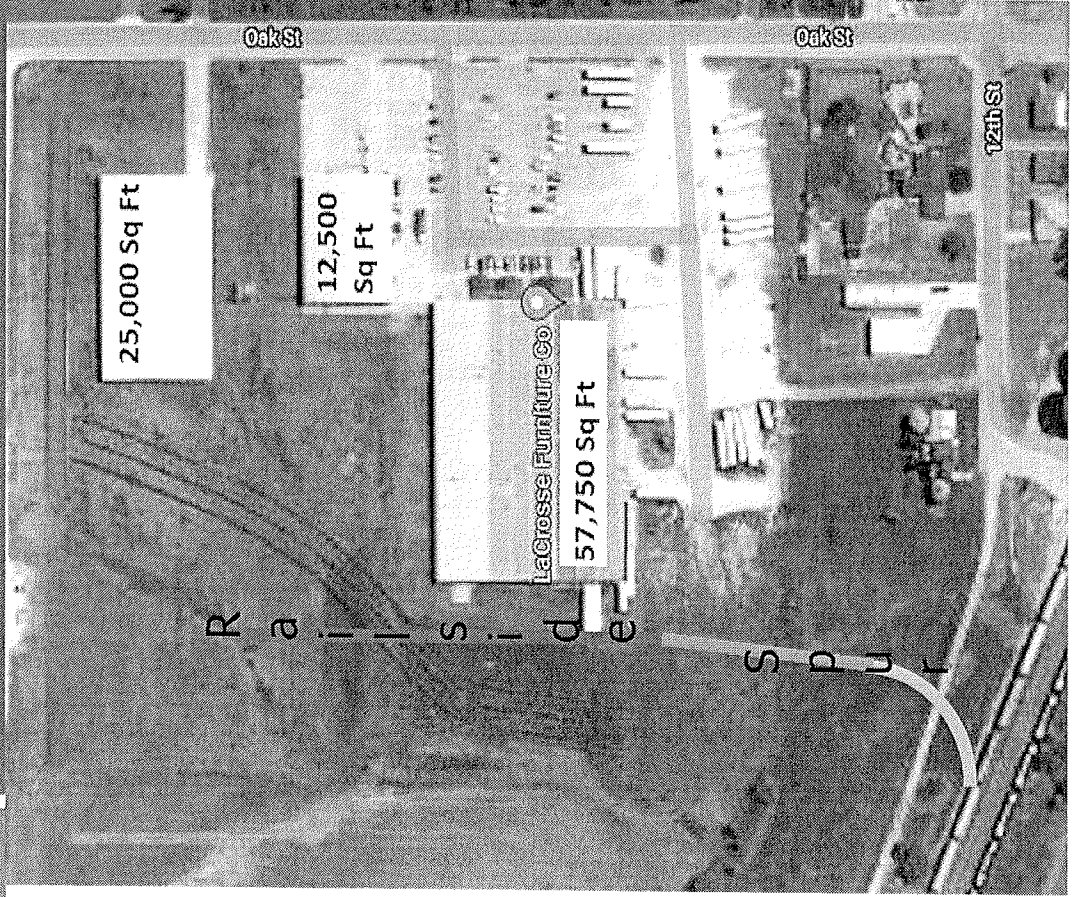
# Stat's of Property



Building	#	Description	Location	Height	Height (lowest)
Main Building	1	Highest point	Middle	19.5'	17'
	2	Lowest point	South	17'	14.5'
	3	Lowest point	North	12.5'	10'
Mill	4	Highest point	Middle	22.2'	19.1'
	5	Lowest point	South	16'	13'
Third Warehouse	6	Lowest point	North	16'	13'
	7	Highest point	Middle	16.3'	13.3'
	8	Lowest point	South	12.3'	9.3'
	9	Lowest point	North	12.3'	9.3'

# Property

6



Confidential

TRANS SOLUTIONS  
CONSULTING

November 22