AVAILABLE FOR SALE

Strategic Location Multi-Functional Facility

Office-Classroom, Laboratory, Production, Warehouse Facility

1213 BAKERS WAY
MANHATTAN, KANSAS

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Major Price Reduction

Property Details

Space:
Combination office, open 'bullpen' space, classroom, laboratory, production plant and warehouse space with a loading dock. Temperature controlled throughout building.

Location:
Hilltop location overlooks most of Manhattan to the South while the surrounding trees on all other sides create a private setting directly across the street from the Kansas State University Research Park. The park includes a 55,000 SF Stormont Vail medical center development, Kansas Department of Agriculture, the National Bio and Agro-Defense Facility (NBAF) and the Biosecurity Research Institute (BRI).

Additionally, the site is no more than five minutes to any part of the KSU campus, the Aggieville Shopping & Entertainment District and Bill Snyder Family Football Stadium.

Total Building SF:
72,231 (±) SF

Lot Size:
4.83 acres

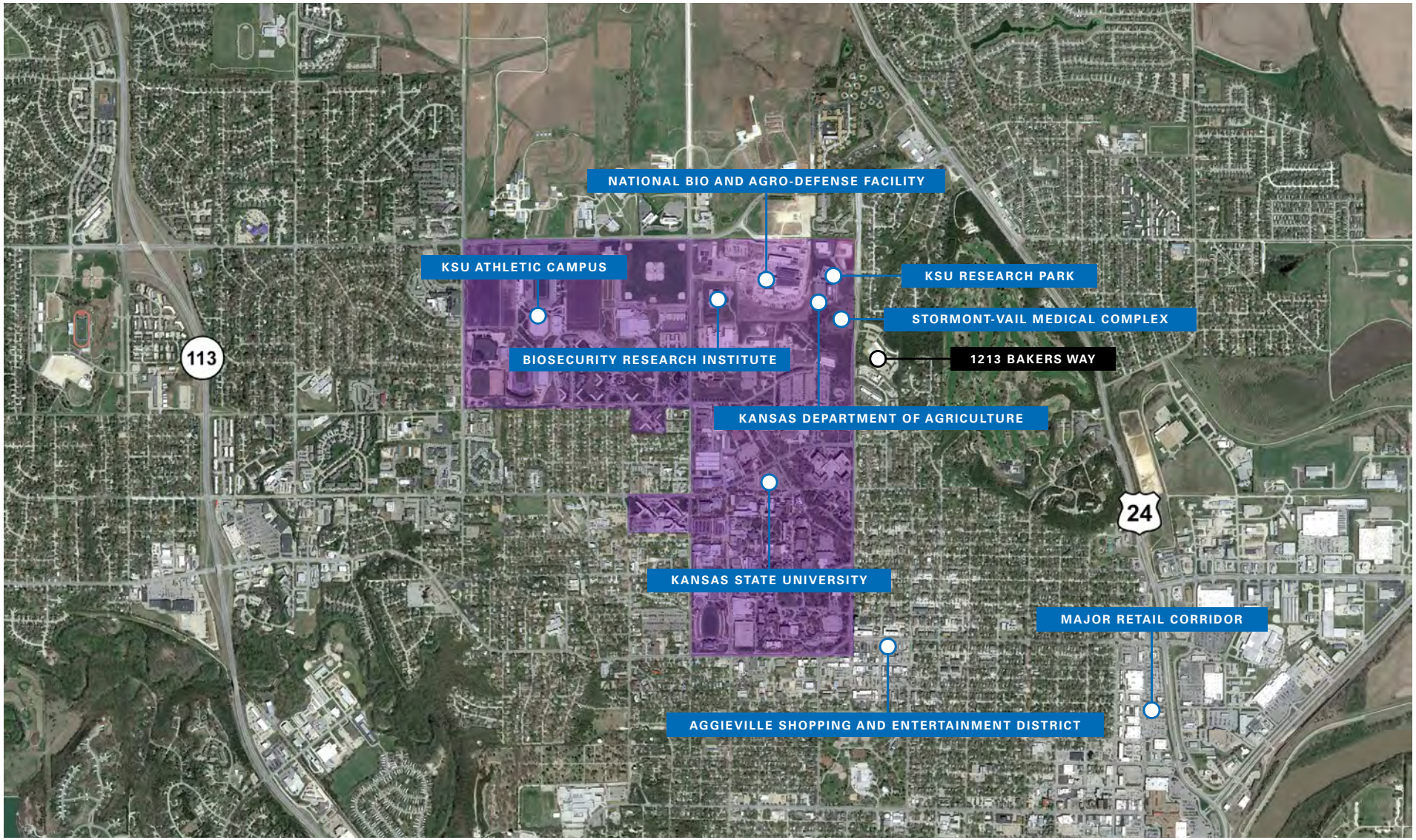
Year Built:
Built 1978, remodeled/expanded in 1983, 1992 and 1998

Vacant Lot:
3.35 (±) acre lot across Bakers Way also available for purchase

Incentives:
The entire business park is located in an Opportunity Zone.

Purchase Price:
Building - ~~$8,950,000~~ $6,950,000 / Price Reduced $2,000,000
Vacant Lot - $729,195 ($5.00/SF)

Property Aerial



Floor Plan

	Area	Square Feet	% of Building
Red	Office / classroom	42,963 sf	60%
Blue	Laboratory	8,923 sf	12%
Green	Production	16,537 sf	23%
Yellow	Warehouse	3,808 sf	5%
	Total Building	**72,231 sf**	**100%**

The common areas (including corridors, restrooms, mechanical rooms) square footage is included on a pro rata basis in the numbers above.

The entire building has heating/ventilation/air conditioning.

Property Drone Photos

Office / Classroom Photos

Laboratory Photos

Plant / Warehouse Photos

Manhattan Overview

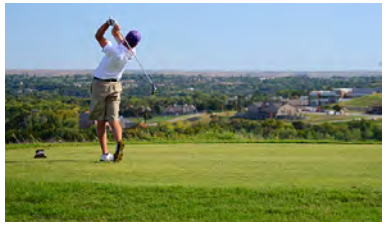
Over the past century and a half, the Manhattan region has become an international leader in agricultural research and innovation, largely thanks to the presence of Kansas State University, one of the original land-grant universities and Big XII member. The unique mix of facilities, researchers, students and businesses have made the Greater Manhattan region special — a place centrally located in between the coasts, featuring both the cultural amenities of a larger city and the laid-back, friendly atmosphere of a small college town.

Kansas State University attracts highly educated faculty, graduate students and spouses from all over the world, providing our region a rich employment pool. And don't forget the thousands of graduating students, 64% of whom would stay in Manhattan for the right opportunity, according to a recent survey. From hundreds of disciplines, your business's next generation of hard-working talent is ready and eager to get started.

Our diverse region is also host to Fort Riley, home of the U.S. Army's storied 1st Infantry Division, which contributes more than $3.8 billion to our regional economy. With 15,000 soldiers, 18,000 family members and 31,000 retirees and veterans in our region, Fort Riley is a rich source of experienced, disciplined talent for your business. About 40% of military members exiting the military from a posting in Kansas choose to make their permanent home in our state.

With the opening of NBAF soon, our regional workforce is already expanding to include a critical mass of scientists and others from around the globe who help to prevent animal, plant and zoonotic diseases. These world-class scientists — working in both the public and private sectors — will now call Manhattan home as they fight daily to protect our health and food supply.

Click here for a regional profile for Greater Manhattan, Kansas.



Manhattan MSA Demographics

134k	$200k	27.8
Population	**Median Home Value**	**Median Age**
95.3%	$58k	48.5%
High School Educated	**Median Household Income**	**Associate Degree and Higher**

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography and the Greater Manhattan Economic Partnership.

Area Demographics

		ONE-MILE RADIUS	THREE-MILE RADIUS	FIVE-MILE RADIUS
POPULATION	2000 Population	13,851	44,522	49,788
	2010 Population	15,527	49,255	57,266
	2020 Population	16,319	50,677	62,435
	2025 Population	16,554	51,594	64,388
	2020 Median Age	22.6	24.6	25.4
HOUSEHOLDS	2000 Households	4,322	16,852	18,845
	2010 Households	4,822	18,872	21,995
	2020 Total Households	5,025	19,352	23,915
	2025 Total Households	5,123	19,733	24,705
	2020 Average Household Size	2.37	2.30	2.34
INCOME	2020 Median Household Income	$27,432	$41,285	$47,982
	2025 Median Household Income	$28,108	$42,921	$50,952
	2020 Average Household Income	$44,025	$63,361	$71,084
	2025 Average Household Income	$46,574	$68,108	$78,035
	2020 Per Capita Income	$14,646	$24,677	$27,433
	2025 Per Capita Income	$15,475	$26,572	$30,098
UNITS	2000 Total Housing Units	4,513	17,609	19,706
	2010 Total Housing Units	5,164	20,273	23,775
	2020 Total Housing Units	5,501	21,580	26,739
	2025 Total Housing Units	5,717	22,500	28,199

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

NATIONAL BIO AND AGRO-DEFENSE FACILITY (NBAF)

Protecting the Nation's Food Supply and Public Health

The National Bio and Agro-Defense Facility (NBAF) is a state-of-the-art, biocontainment laboratory for the study of diseases that threaten both America's animal agricultural industry and public health. NBAF will strengthen our nation's ability to conduct research, develop vaccines, diagnose emerging diseases, and train veterinarians.

According to the World Health Organization, approximately 75 percent of new and emerging infectious diseases are zoonotic diseases which may be transmitted from animals to humans. The United States currently does not have a laboratory facility with maximum biocontainment (BSL-4) space to study high-consequence zoonotic diseases affecting large livestock. NBAF will be the frst laboratory facility in the U.S. to provide BSL-4 laboratories capable of housing cattle and other large livestock. NBAF will also feature a vaccine development module to augment its laboratory research and accelerate the transfer of new science and technology into the marketplace.

NBAF's location in Manhattan, Kansas, places it within the Kansas City Animal Health Corridor, the largest concentration of animal health companies in the world. The NBAF facility will be operated on a secure federally owned site on the northwest corner of the Kansas State University (KSU), adjacent to KSU's Biosecurity Research Institute in Pat Roberts Hall.

Designed to Ensure Safety and Security

NBAF is designed to meet or exceed modern biocontainment design principles and standards. The laboratory's critical systems will include redundant safety and biocontainment features. In the case of a tornado, the facility's biocontainment areas are designed to a standard similar to that applied in the nuclear industry for structural and containment integrity. All recommendations identifed in prior risk assessments were incorporated into the NBAF design. A National Research Council report found that the current NBAF design incorporates best practices used in other animal and zoonotic pathogen laboratory facilities in the United States and abroad. NBAF is the nation's only large animal BSL-4 facility built to safely handle pathogens that do not currently have treatments or countermeasures.

Source: United States Department of Agriculture.

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