

# DISTRIBUTION WAREHOUSE

103 Allen Rd. | Dodge City, KS 67801

FOR SALE/LEASE

Contact Broker



SCAN FOR MORE INFO



**SITE SIZE**  
5.8 A±

**BUILDING SIZE**  
30,985 SF

**AVAILABLE SF**  
30,985 SF  
OFFICE 2,497 SF

**ZONING**  
I-2, HEAVY INDUSTRIAL

**CEILING HEIGHT**  
20'

**YEAR BUILT**  
2008, 2013

**CONSTRUCTION**  
METAL ON STEEL

**DOCK DOORS**  
3

**OVERHEAD DOORS**  
27

**PARKING**  
AUTO - 77 SPACES±  
TRUCK - AMPLE

**2023 TAXES (\$2.54/SF)**  
GENERALS: \$78,756.04 SPECIALS: \$0.00

## PROPERTY HIGHLIGHTS

- Distribution warehouse available for purchase or lease in Dodge City Industrial Park.
- Excellent access to US Highways 50, 56 and 283.
- Multiple, drive-in, overhead and dock doors.
- Good ceiling height.
- Floor drain.
- Heavy power.
- Outside parking/trailer storage.



Offered by: **Grant Tidemann, SIOR**

316-292-3908 | tidemann@weigand.com

**Bradley Tidemann, SIOR**

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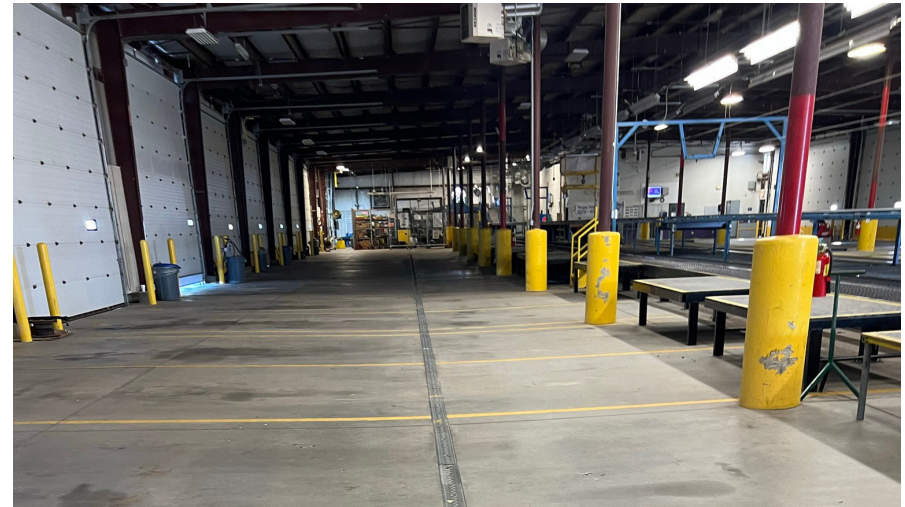
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## INTERIOR PHOTOS



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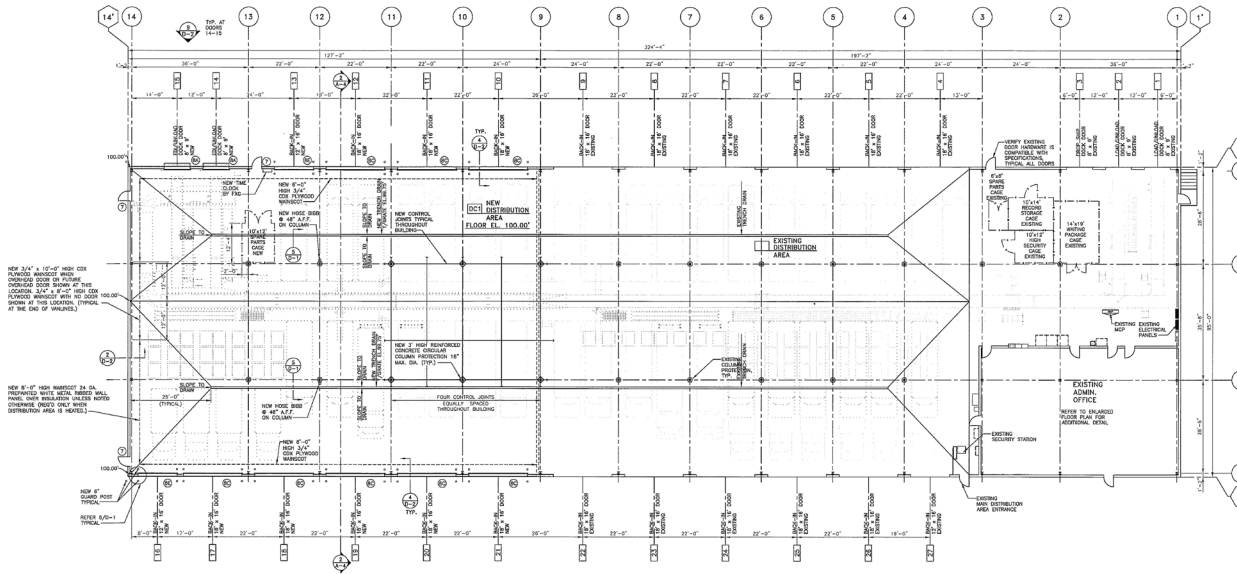
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## OVERALL FLOOR PLAN



 BUILDING PLAN  
SCALE: 1/16" = 1'-0"

- NOTES:**
1. PERIMETER WALLS & FOUNDATIONS AT GRADE AREAS SHALL BE 8" ABOVE NORMAL FIN. FL. ELEVATIONS REFER 2.01-2.
  2. CONVEYOR EQUIPMENT TO BE FURNISHED AND INSTALLED BY TENANT.
  3. DISTRIBUTION AREA (AND VEHICLE MAINTENANCE GARAGE, IF ANY) WILL BE HEATED.
  4. REFER TO ELEVATIONS TO VERIFY DOOR INSTALLATION THIS PHASE.
- LEGEND**
-  EXISTING PARTITION
  -  EXISTING PARTITION TO BE REMOVED
  -  NEW PARTITION
  -  DOOR NUMBER
  -  COLUMN NUMBER
  -  SHEET LINE NUMBER
  -  FENCE



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