



LANDMARK  
COMMERCIAL



The background image shows a large industrial building with a brick facade and a metal roof section. There is a parking lot in front with several cars, including a white SUV, a dark SUV, and a dark minivan. The sky is filled with dramatic, dark clouds, with bright sunlight breaking through, creating a sunset effect. The overall atmosphere is professional and industrial.

# INDUSTRIAL FLEX SPACE FOR SALE/LEASE

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1302 NORTH GRAND STREET, HUTCHINSON, KS

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All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

# PROPERTY SUMMARY

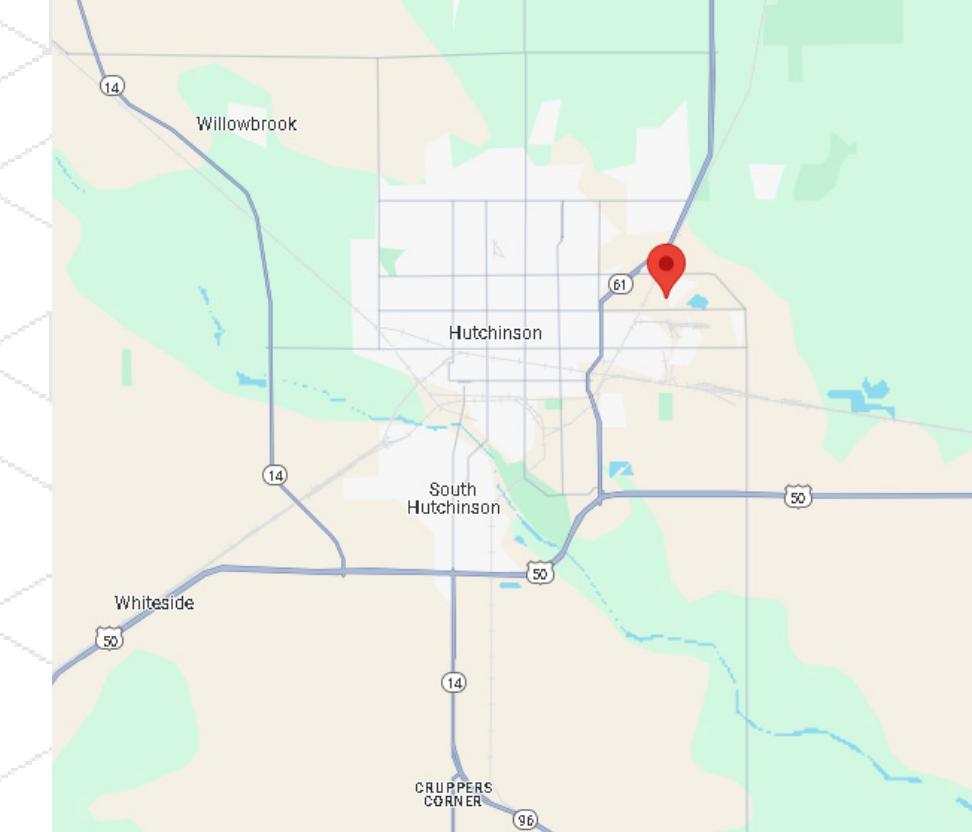
SALE PRICE	\$800,000
LEASE RATE	Contact Broker
BUILDING SIZE	14,110 SF
LOT SIZE	1.78 Acres (77,719 SF)
TAXES	\$22,631.54

## HIGHLIGHTS

- FREE STANDING METAL BUILDING
- CURRENTLY A MIX OF OFFICES & OPEN SPACE
- COULD BE OPENED UP MORE OR DIVIDED
- CLIMATE CONTROLLED
- AMPLE PARKING
- EXTRA LAND TO THE EAST
- POTENTIAL TO ADD OVERHEAD DOORS
- LOCATED IN PRIMARY INDUSTRIAL QUADRANT NEAR AIRPORT
- EASY ACCESS TO K-61, U.S. 50 AND K-96, NEAR AIRPORT RD/YODER RD

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	1,890	31,682	45,329
HOUSEHOLDS	881	13,054	18,952
Avg HH INCOME	\$51,980	\$74,107	\$76,642



## DISTANCE TO

Newton: 34.5 Miles | 38 Mins  
Wichita: 50.5 Miles | 50 Mins  
I-135: 24.2 Miles | 34 Mins  
I-70: 66.8 Miles | 60 Mins

# PHOTOS



# EAST VIEW



# AERIAL



# FAR VIEW





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## For More Information:

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## ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

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